

When recorded return to:  
Reuben J. Debebar  
4512 San Juan Avenue  
Anacortes, WA 98221

201309100048  
Skagit County Auditor  
9/10/2013 Page 1 of 2 \$73.00  
3:51PM

Recorded at the request of:  
  
File Number: A106172

Statutory Warranty Deed

THE GRANTORS Timothy J. Schmidt and Elizabeth Scholze, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Reuben J. Debebar, a single individual the following described real estate, situated in the County of Skagit, State of Washington

GUARDIAN NORTHWEST TITLE CO.

A106172-1

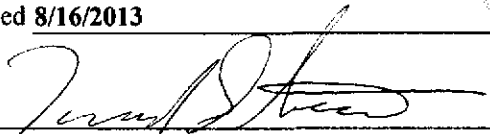
Abbreviated Legal:  
Lot 115, Clearidge Div #1


Tax Parcel Number(s): P81772, 4410-000-115-0008

Lot 115, "CLEARIDGE DIV. I", as per plat recorded in Volume 12 of Plats at pages 76 through 79, inclusive, records of Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 8/16/2013

  
Timothy J. Schmidt

  
Elizabeth Scholze

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

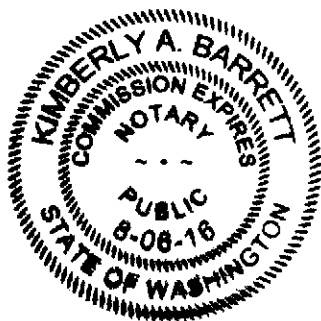
20133693  
SEP 10 2013


STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$ 4,419.40  
Skagit Co. Treasurer  
By MM Deputy

I certify that I know or have satisfactory evidence that Timothy J. Schmidt and Elizabeth Scholze, the persons who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 8-16-13



  
Printed Name: Kimberly A Barrett  
Notary Public in and for the State of Washington  
Residing at Anacortes, WA Oak Harbor  
My appointment expires: 10/08/2013 Aug. 6, 2016  
LBA

## EXHIBIT A

### EXCEPTIONS:

A. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN.

Declaration Dated: November 12, 1979  
Recorded: November 28, 1979  
Auditor's No.: 7911280008  
Executed By: Myron J. Thomas and Helen Thomas, Kenneth N. Thomas and Ruth M. Thomas, Glen Thomas and Rose Thomas

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: June 10, 2005  
Recorded: June 10, 2005  
Auditor's No.: 200506100131

B. Aviation Easements in favor of the Port of Anacortes providing for a perpetual easement and right-of-way for the free and unobstructed passage of aircraft in and through the air space over and above portions of said premises, together with additional rights, all as more fully appear in documents granting said easements and rights, recorded under Auditor's File Nos. 720683, 725479, 725480, 725481, 726115, 732441 and 887749, and as said aviation is referred to on the face of said Plat, reference to the record being made for full particulars.

C. Provisions of the Articles of Incorporation and By-Laws of Clearidge Homeowner's Association, as set forth in an instrument recorded September 28, 1990 under Auditor's File No. 9009280073.

D. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Clearidge Div. 1  
Recorded: October 4, 1979  
Auditor's No: 7910040045



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Skagit County Auditor

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