When recorded return to:
Helbaum Properties, LLC
4319 Glasgow Way
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A108536

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20144743
DEC 15 2014

Amount Paid $5256.00
Skagit Co. Treasurer
By HB Deputy

201412150151
Skagit County Auditor $73.00
12/15/2014 Page 1 of 2 10:49AM

Statutory Warranty Deed

A109536
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Norman J. Dugas and Margaret Dugas, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Helbaum Properties LLC, a Washington Limited Liability Company** the following described real estate, situated in the County of **Skagit**, State of **Washington**

Abbreviated Legal:
Lot 89, Clearidge Div. I

Tax Parcel Number(s): **P81746, 4410-000-089-0000**

Lot 89, "CLEARIDGE DIVISION I", as per plat recorded in Volume 12 of Plats at page 76, in the records of Skagit County, State of 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 **12/08/2014**

Norman J. Dugas

Margaret Dugas

T J BOUZEK NOTARY PUBLIC STATE OF COLORADO
My Commission Expires 06-09-16

STATE OF Colorado }
COUNTY OF El Paso } SS:

I certify that I know or have satisfactory evidence that Norman J. Dugas and Margaret Dugas, 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: 12/10/14

TJ Bouzek
Printed Name:
Notary Public in and for the State of Colorado
Residing at 440 Chapel Hills Co Springs
My appointment expires: 6.9.16

T J BOUZEK
NOTARY PUBLIC
440 CHAPEL HILLS DR., COLO. SPGS., CO 80920
MY COMMISSION EXPIRES: 06-09-2016

UNOFFICIAL DOCUMENT

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

UNOFFICIAL DOCUMENT