

When recorded return to:  
Michael R. Shaw and Susan A. Shaw  
4409 San Juan Avenue  
Anacortes, WA 98221



Skagit County Auditor  
5/27/2015 Page 1 of \$73.00  
2 10:30AM

Recorded at the request of:  
Guardian Northwest Title  
File Number: A109275

**Statutory Warranty Deed**

A109275  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Daniel Masaoka and Samantha Masaoka, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Michael R. Shaw and Susan A. Shaw, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Lot 102, Clearidge Div I

Tax Parcel Number(s): P81759, 4410-000-102-0003

Lot 102, "CLEARIDGE, DIV. I," as per plat recorded in Volume 12 of Plats, pages 76, 77, 78 and 79, 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 5/05/2015

*DH Masaoka*

Daniel H. Masaoka

*Samantha Masaoka*

Samantha Masaoka

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20151891  
MAY 27 2015

STATE OF Washington }  
COUNTY OF Skagit } SS:

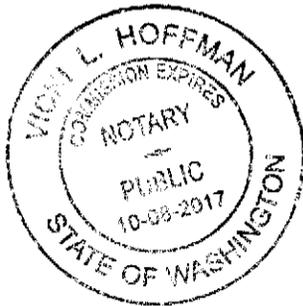
Amount Paid \$ 7,214.<sup>00</sup>  
Skagit Co. Treasurer  
By *Man* Deputy

I certify that I know or have satisfactory evidence that Daniel H. Masaoka and Samantha Masaoka, 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: 5-21-15

*Vicki L Hoffman*

Printed Name: Vicki L. Hoffman  
Notary Public in and for the State of Washington  
Residing at Coupeville, WA  
My appointment expires: 10/08/2017



## 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. I  
Recorded: October 4, 1979  
Auditor's No.: 7910040045