

When recorded return to:
Sedric R. Benson and Leah L. Benson
4704 Cypress Drive
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A109354



201505280026

Skagit County Auditor

\$124.00

5/28/2015 Page

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3 10:51AM

Statutory Warranty Deed

A109354-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Paul V. Miller, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Sedric R. Benson and Leah L. Benson, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 46 Clearidge Div. 1

Tax Parcel Number(s): P81702, 4410-000-046-0002

Lot 46, "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 5/26/2015

Paul V. Miller
Paul V. Miller

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20151912

MAY 28 2015

Amount Paid \$4,900.00
Skagit Co. Treasurer
By Memo Deputy

STATE OF California
COUNTY OF _____ SS:

I certify that I know or have satisfactory evidence that Paul V. Miller, the persons who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Date: _____

Printed Name: _____
Notary Public in and for the State of Washington
Residing at _____
My appointment expires: _____

I Alison Hickok, am hereby requesting an emergency non-standard for an additional fee of \$50.00

Alison Hickok 5-28-15

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF SANTA CRUZ

On MAY 26, 2015 before me, KELLY BALDWIN, a Notary Public,
(here insert name and title of the officer) personally appeared PAUL V. MILLER

_____ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)

OPTIONAL

Although the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

DESCRIPTION OF ATTACHED DOCUMENT



STATUTORY WARRANTY DEED
TITLE OR TYPE OF 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. I
Recorded: October 4, 1979
Auditor's No.: 7910040045