

When recorded return to:
Maxwell Maguire
4609 Guemes View
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: 110751



201603110093

Skagit County Auditor
3/11/2016 Page

1 of 2 3:45PM \$74.00

Statutory Warranty Deed

THE GRANTOR Timothy John Lindeman and Jacquelyn Maxine Lindeman, Trustees for the Lindeman Family Trust, dated December 11, 1990 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Maxwell Maguire, an unmarried individual the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Lot 119, Clearidge Div. 1

Tax Parcel Number(s): P81776, 4410-000-119-0004

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016 \$10

MAR 11 2016

Amount Paid \$ 15,879.00

Skagit Co. Treasurer

By [Signature] Deputy

Lot 119, "CLEARIDGE DIV. I", as per plat recorded in Volume 12 of Plats at pages 76 through 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 per Exhibit "A" attached hereto

Dated 3-10-16

Lindeman Family Trust

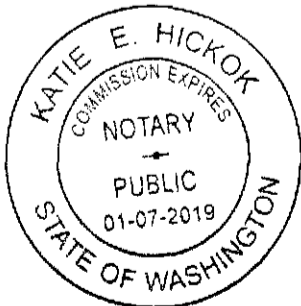
[Signature]
By: Timothy J. Lindeman, Trustee

[Signature]
By: Jacquelyn M. Lindeman, Trustee

STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Timothy J. Lindeman and Jacquelyn M. Lindeman is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it as the trustees of * Lindeman Family Trust, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 3-10-16



[Signature]
Katie Hickok
Notary Public in and for the State of Washington
Residing at , Washington
My appointment expires: 1/07/2019

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. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

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