

POOR ORIGINAL

When recorded return to:  
Jason P. Flowers and Melissa A. Flowers  
24063 Fox Road  
Mount Vernon, WA 98273



201604290073

Skagit County Auditor \$77.00  
4/29/2016 Page 1 of 5 10:47AM

Recorded at the request of:  
Guardian Northwest Title  
File Number A110949

Statutory Warranty Deed

A110949  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Eugene S. Johnson and Dian D. Johnson, husband and wife and Greg A. Johnson, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jason P. Flowers and Melissa A. Flowers, married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Lot 181, Clearidge Div. II

Tax Parcel Number(s): P82634, 4449-000-181-0002

Lot 181, "CLEARIDGE DIVISION II", according to the plat thereof recorded in Volume 13 of Plats, pages 57, 58 and 59, 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 4/20/2016

*Eugene S. Johnson*  
Eugene S. Johnson

*Dian D. Johnson*  
Dian D. Johnson

signed in counterpart  
Greg A. Johnson

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2016 1036  
APR 29 2016

STATE OF Wisconsin  
COUNTY OF Adams } SS.

Amount Paid \$ 3209.<sup>00</sup>  
Skagit Co. Treasurer  
By *nem* Deputy

I certify that I know or have satisfactory evidence that Eugene S. Johnson and Dian D. Johnson, 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: 4-22-16

*John A Sandona*  
Printed Name: John Sandona  
Notary Public in and for the State of Wisconsin  
Residing at Nekoosa, WI  
My appointment expires: 7/3/19

JOHN A SANDONA  
Notary Public  
State of Wisconsin

When recorded return to:  
Jason P. Flowers and Melissa A. Flowers  
24053 Fox Road  
Mount Vernon, WA 98273

Recorded at the request of:  
Guardian Northwest Title  
File Number: A110949

### Statutory Warranty Deed

THE GRANTORS Eugene S. Johnson and Dian D. Johnson, husband and wife and Greg A. Johnson, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jason P. Flowers and Melissa A. Flowers, married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Lot 181, Clearidge Div. II

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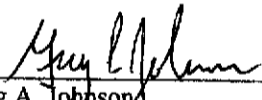
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This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 4/20/2016

signed in counterpart  
Eugene S. Johnson

signed in counterpart  
Dian D. Johnson

  
\_\_\_\_\_  
Greg A. Johnson

STATE OF Wisconsin }  
COUNTY OF \_\_\_\_\_ } SS:

I certify that I know or have satisfactory evidence that Eugene S. Johnson and Dian D. Johnson, 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: \_\_\_\_\_

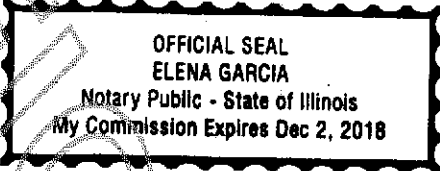
Printed Name: \_\_\_\_\_  
Notary Public in and for the State of Wisconsin  
Residing at \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

STATE OF Illinois  
COUNTY OF LaSalle } SS:

I certify that I know or have satisfactory evidence that Greg A. Johnson, 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: 4.22.16

Elena Garcia  
Printed Name: Elena Garcia  
Notary Public in and for the State of Illinois  
Residing at LaSalle County  
My appointment expires: 12.2.2018



## EXHIBIT A

### EXCEPTIONS:

A. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: April 26, 1982  
Recorded: April 27, 1982  
Auditor's No.: 8204270057  
Executed By: Myron J. & Helen Thomas, Kenneth N. & Ruth M. Thomas, Glen & Rose Thomas

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: June 10, 2005  
Recorded: June 10, 2005  
Auditor's No.: 200506100132

B. Avigation Easements dated June 6, 1978, granted by Charles A. Hopke and Romilda Y. Hopke, husband and wife, to 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 airspace over and above portions of said premises, together with additional rights, all as will more fully appear by reference to the instruments granting said easements and rights, recorded April 17, 1969, under Auditor's File Nos. 725479, 725480, 725481 and 732441.

C. A perpetual easement and right-of-way for the free and unobstructed passage of aircraft in and through the airspace over and above the lands hereinafter described, together with the continuing right to cause such noise as may ensue from the operation of aircraft, and grantee shall have the continuing right and privilege to enter upon said lands and cut or remove therefrom, or mark, or light, any trees, structures, objects of natural growth which exceed a height above the elevation of the West transition zone, the lower height of which is an imaginary plane beginning at the Western edge of the North approach surface leading to the North end of runway of Anacortes Airport outward therefrom in a Westerly direction from all points thereon in a ratio of one foot of vertical height for each seven of horizontal distance, being in compliance with the Federal Air Regulation Part-77 as applied to Anacortes Airport. Slope begins 125 feet out from centerline of runway. And the grantors, for themselves, their heirs, executors, administrators, and assigns, covenant and agree that they will not erect, maintain or allow to remain or be placed upon the real property herein described, any trees, structures, or objects of natural growth, which exceed a height determined as aforesaid. Said provisions as granted to the Port of Anacortes by instruments dated September 10, 1968 and September 17, 1968, recorded November 25, 1968 and May 5, 1969, under Auditor's File Nos. 720683 and 726115, respectively, and recorded September 19, 1978 under Auditor's File No. 887749.

D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Clearidge Homeowner's Association  
Dated: August 30, 1989  
Recorded: September 19, 1989  
Auditor's No.: 8909190143  
Purpose: For the repair and maintenance of the existing fence now in place and for the planting and maintenance of plants, shrubs and grass and for fences hereinafter constructed  
Area Affected: Lots along Oakes Avenue

E. BY-LAWS OF CLEARIDGE HOMEOWNER'S ASSOCIATION AND THE TERMS AND CONDITIONS THEREOF:

Dated: May 15, 1990  
Recorded: September 28, 1990  
Auditor's No.: 9009280073

F. 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:

Plat/Subdivision Name: Clearidge Division II  
Recorded: April 22, 1982  
Auditor's No: 8204220013

G. 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: Record of Survey  
Recorded: September 15, 2000  
Auditor's No.: 200009150093