



201610180038

Skagit County Auditor \$75.00
10/18/2016 Page 1 of 3 1:22PM

When recorded return to:
Ann N. Thompson
10622 SE 291st Street
Auburn, WA 98092

Recorded at the request of:
Guardian Northwest Title
File Number: A112533

Statutory Warranty Deed

THE GRANTOR James W. Jensen and Irene Jensen, a married couple for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Ann N. Thompson, a married person as her separate estate the following described real estate, situated in the County of Skagit, State of Washington

GUARDIAN NORTHWEST TITLE CO.
A112533 - 1

Abbreviated Legal:
Lot 173, Clearidge Div. II

Tax Parcel Number(s): P82626, 4449-009-173-0002

Lot 173, Clearidge Division II, according to the plat thereof, recorded in Volume 13 of Plats, pages 57 to 59, 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 10/13/2016

James W. Jensen
James W. Jensen

Irene Jensen
Irene Jensen

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20164744
OCT 18 2016

Amount Paid \$ 685.00

Skagit Co. Treasurer
By MG Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that James W. Jensen and Irene Jensen, 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: 10-17-16

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

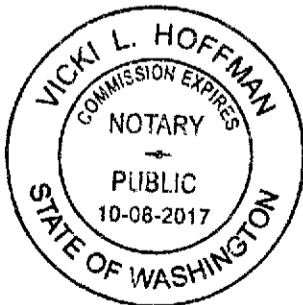


EXHIBIT A

EXCEPTIONS:

A. 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 BY THE FOLLOWING:

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. Terms and conditions of Articles of Incorporation and Bylaws of Clearidge Homeowner's Association, including restrictions, regulations and conditions for dues and assessments, as established and levied pursuant thereto, including, but not limited to those as set forth under Auditor's File No. 9009280073.

Order No:

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: Plat of 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: July 25, 2002
Auditor's No.: 200207250107
Affects: A portion of subject property and other lands