

When recorded return to:
Michael Simpson and Rachel Simpson
4412 San Juan Avenue
Anacortes, WA 98221



Skagit County Auditor \$75.00
4/6/2017 Page 1 of 3 11:19AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

770 NE Midway Blvd., PO Box 1050
Oak Harbor, WA 98277

Escrow No.: 245389917

CHICAGO TITLE
020030103

STATUTORY WARRANTY DEED

THE GRANTOR(S) Matthew T. Schlarmann and Kelli L. Schlarmann, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable
consideration
in hand paid, conveys, and warrants to Michael Simpson and Rachel Simpson, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 107, CLEARIDGE, DV. I, according to the plat thereof recorded in Volume 12 of Plats, pages
76, 77, 78 and 79, records of Skagit County, Washington;

Situated in Skagit County, Washington

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P81764

Subject to: See Exhibit A attached hereto and made a part

Dated: April 4, 2017 hereof

Matthew T. Schlarmann

Kelli L. Schlarmann

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20171386
APR 06 2017

Amount Paid \$6,715.00
Skagit Co. Treasurer
By *mm* Deputy

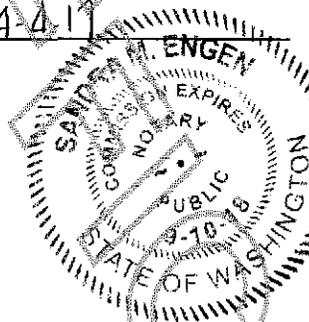
STATUTORY WARRANTY DEED

(continued)

State of Washington
County of Island

I certify that I know or have satisfactory evidence that
Matthew T. and Kelli L. Schlemmer
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 4-4-17



S. Engen
Name: Sandra M. Engen
Notary Public in and for the State of WA
Residing at: Oak Harbor
My appointment expires: 9-10-18

EXHIBIT A

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on CLEARIDGE:

Recording No.: 7910040045

Easement, including the terms, covenants, and provisions thereof, granted by instrument

Recorded: April 17, 1969

Auditor's No.: 725479, records of Skagit County, WA

In favor of: Port of Anacortes

For: Free and unobstructed passage of aircraft and right to cause such noise as may ensue from same

Easement, including the terms and conditions thereof, granted by instrument(s):

Recorded: May 5, 1969

Auditor's No(s): 726115, records of Skagit County, Washington

In favor of: Port of Anacortes

For: Free and unobstructed passage of aircraft and right to cause such noise as may ensue from same

Easement, including the terms and conditions thereof, reserved by instrument(s):

Recorded: September 19, 1978

Auditor's No(s): 887749, records of Skagit County, Washington

In favor of: Port of Anacortes

For: Free and unobstructed passage of aircraft and right to cause such noise as may ensue from same

Easement, including the terms and conditions thereof, granted by instrument(s):

Recorded: November 25, 1968

Auditor's No(s): 720683, records of Skagit County, Washington

In favor of: Port of Anacortes

For: Free and unobstructed passage of aircraft

Easement, including the terms and conditions thereof, granted by instrument(s):

Recorded: May 5, 1969

Auditor's No(s): 726115, records of Skagit County, Washington

In favor of: Port of Anacortes

For: Free and unobstructed passage of aircraft and right to cause such noise as may ensue from same

Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: November 28, 1979

Recording No.: 7911280008

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 10, 2005

Recording No.: 200506100131

Covenants, together with assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in By-Laws

Recorded: September 28, 1990

Auditor's No.: 9009280073, records of Skagit County, WA

Imposed by: Clearidge Homeowners' Association