

When recorded return to:
Ellen S. Smith and James B. Smith
4507 San Juan Avenue
Anacortes, WA 98221



Skagit County Auditor \$75.00
4/25/2017 Page 1 of 3 11:44AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620029930

CHICAGO TITLE
620029930

STATUTORY WARRANTY DEED

THE GRANTOR(S) Alfred A. Overman and Janet M. Overman, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to James B. Smith and Ellen S. Smith, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 96, Clearidge Division 1, according to the plat thereof recorded in Volume 12 of plats, page 76, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P81753 / 4410-000-096-0001

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

201711293
APR 25 2017

Amount Paid \$ 5790.00
Skagit Co. Treasurer
By *MG* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: April 14, 2017

Alfred A. Overman
Alfred A. Overman

X Janet M. Overman
Janet M. Overman

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Alfred A. Overman and Janet M. Overman are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 4/21/17

Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Marshall, WA
My appointment expires: 10/1/2019

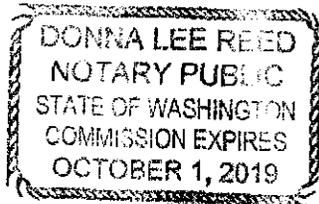


EXHIBIT "A"
Exceptions

1. 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

2. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: April 17, 1969 and November 25, 1968
Auditor's No.: 725479 and 720683, 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

3. 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

4. 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

5. City, county or local improvement district assessments, if any.
6. Assessments, if any, levied by City of Anacortes.
7. Assessments, if any, levied by Clearidge Homeowner's Association.