



201708170105

When recorded return to:
Rustan Dale Robertson and Regan Anne
Robertson
4702 Cypress Drive
Anacortes, WA 98221

Skagit County Auditor \$79.00
8/17/2017 Page 1 of 6 3:23PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031868

CHICAGO TITLE
620031868

STATUTORY WARRANTY DEED

THE GRANTOR(S) Maydeckes, LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Rustan Dale Robertson and Regan Anne Robertson, a married couple

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

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

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

Lot(s): 47 CLEARIDGE

Tax Parcel Number(s): P81703 / 4410-000-047-0001

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017 3866
AUG 17 2017

Amount Paid \$ 8388.80
Skagit Co. Treasurer
By *mm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: August 10, 2017

Maydeckes, LLC

BY: _____
Joe Harrison
Manager

STATUTORY WARRANTY DEED
(continued)

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Joe Harrison

(is) are the person(s) who appeared before me, and said person acknowledged that (he) she/they signed this instrument, on oath stated that (he) she/they was authorized to execute the instrument and acknowledged it as the Manager of Maydeckes LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: August 10, 2017

Kathryn A. Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish CO
My appointment expires: 9-01-2018

KATHERYN A. FREEMAN
STATE OF WASHINGTON
NOTARY -- PUBLIC
My Commission Expires 9-01-2018

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P81703 / 4410-000-047-0001

Lot 47, CLEARIDGE, DIV. I, according to the plat thereof recorded in Volume 12 of Plats, pages 76, 77, 78 and 79, records of Skagit County, Washington;
Situating in Skagit county, Washington.

EXHIBIT "B"
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
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

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. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: February 6, 2007
Recording No.: 200702060091
Matters shown: Possible encroachment of a fence onto the Westerly line of said premises
by an undisclosed amount

EXHIBIT "B"

Exceptions
(continued)

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