



Skagit County Auditor \$75.00
9/29/2017 Page 1 of 2 10:45AM

When recorded return to:
Michael Brady Olson and Nicole Janette Casper
1705 Cypress Drive
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A114701

Statutory Warranty Deed

A114701
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Thomas Joseph Jaskiewicz and Sou Woon Jaskiewicz, as Trustees for the JFT Revocable Trust Dated July 20, 2015 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Michael Brady Olsen and Nicole Janette Casper, a married couple the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Lot 53, Clearidge Div. 1

Tax Parcel Number(s): P81709, 4410-000-053-0002

Lot 53, Clearidge Div. 1, according to the plat thereof recorded in Volume 12 of Plats, pages 76 through 79, records of Skagit County, Washington.

Situate in the County of Skagit, State of 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 per Exhibit "A" attached hereto

Dated 9/27/2017

JFT Trust
[Signature]
By: Thomas Joseph Jaskiewicz, Trustee

[Signature] Trustee
By: Sou Woon Jaskiewicz, Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20174596
SEP 29 2017

STATE OF ~~Washington~~ ^{RMT} South Carolina }
COUNTY OF ~~Skagit~~ ^{RMT} Anderson } SS:

Amount Paid \$ 6502⁰⁰
Skagit Co. Treasurer
By *[Signature]* Deputy

I certify that I know or have satisfactory evidence that Thomas Joseph Jaskiewicz and Sou Woon Jaskiewicz is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it as the Trustee's of JFT Trust, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 9/27/17

[Signature]

Notary Public in and for the State of ~~Washington~~ ^{RMT} South Carolina
Residing at ~~Washington~~ ^{RMT} Greenville, SC
My appointment expires: October 30, 2025

~~Notary Public in and for the State of South Carolina
My Commission Expires Oct. 30, 2025~~

RUBY MACKEY-TAYLOR
Notary Public, State of South Carolina
My Commission Expires Oct. 30, 2025

Exhibit "A"

A. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN.

Declaration Dated: November 12, 1979

Recorded: November 28, 1979

Auditor's No.: 7911280008

Executed By: Myron J. Thomas and Helen Thomas, Kenneth N. Thomas and Ruth M. Thomas, Glen Thomas and Rose Thomas

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: June 10, 2005

Recorded: June 10, 2005

Auditor's No.: 200506100131

B. Aviation Easements in favor of 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 air space over and above portions of said premises, together with additional rights, all as more fully appear in documents granting said easements and rights, recorded under Auditor's File Nos. 720683, 725479, 725480, 725481, 726115, 732441 and 887749, and as said aviation is referred to on the face of said Plat, reference to the record being made for full particulars.

C. Provisions of the Articles of Incorporation and By-Laws of Clearidge Homeowner's Association, as set forth in an instrument recorded September 28, 1990 under Auditor's File No. 9009280073.

D. 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 Div. I

Recorded: October 4, 1979

Auditor's No: 7910040045