



Skagit County Auditor
11/1/2017 Page 1 of 3 3:38PM \$76.00

When recorded return to:
Nicholas Eberling and Amy Eberling
4309 Glasgow Way
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: 114036

Statutory Warranty Deed

114036
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR James N. Brady, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Nicholas Eberling and Amy Eberling, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 132, Clearidge Div. 2

Tax Parcel Number(s): P82585, 4449-000-132-0002

Lot 132, "CLEARIDGE DIVISION - II", according to the plat thereof recorded in Volume 13 of Plats, pages 57 through 59, 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 10-31-17

James N. Brady

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20175180
NOV 01 2017

Amount Paid \$ 6724.50
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that James N. Brady, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 10-31-17

Printed Name: ~~Katie Hickok~~ Cheryl A. Froehlich
Notary Public in and for the State of Washington
Residing at WA
My appointment expires: ~~1/07/2019~~ 3/7/20

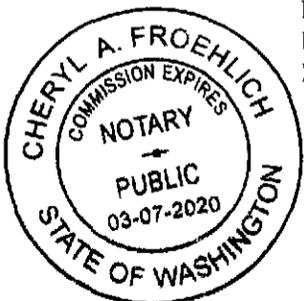


Exhibit A

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 AS FOLLOWS:

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. BY-LAWS OF CLEARIDGE HOMEOWNER'S ASSOCIATION AND THE TERMS AND CONDITIONS THEREOF:

Dated: May 15, 1990
Recorded: September 28, 1990
Auditor's No.: 9009280073

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: Clearidge Division II
Recorded: April 22, 1982
Auditor's No.: 8204220013

NOTE TO EXAMINERS: Clearidge Homeowner's Association. The CCR's don't mention a HOA, the By-Laws do not give authority to Lien to the HOA. Per Vicki the HOA dues are voluntary