



201901310086

01/31/2019 03:36 PM Pages: 1 of 4 Fees: \$102.00  
Skagit County Auditor

When recorded return to:

Kerry Dyson Allen  
4604 Cypress Drive  
Anacortes, WA 98221

GUARDIAN NORTHWEST TITLE CO.

STATUTORY WARRANTY DEED

19-1398

THE GRANTOR(S) Carla Jean Waite, a single woman, as her separate estate,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Kerry Dyson Allen, ~~single woman~~, TRUSTEE \*

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

Lot 178, "Plat of Clearidge, Division No. 2", as per plat recorded in Volume 13 of Plats, pages 57-59 inclusive, records of Skagit County, Washington.

Situated in the County of Skagit, State of Washington.

Abbreviated legal description: Property P82631

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 "B" attached hereto

Tax Parcel Number(s): P82631 & 4449-000-178-0007

Dated: 1-29-19

*Carla Jean Waite*  
Carla Jean Waite

\* OF THE AMENDED AND RESTATED REVOCABLE TRUST OF KERRY DYSON ALLEN, DATED DECEMBER 16, 2008.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2019351  
JAN 31 2019

Amount Paid \$3,654.00  
Skagit Co. Treasurer  
By *Mam* Deputy

Statutory Warranty Deed  
LPB 10-05

Order No.: 19-1398-KS

**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: NHN Cypress Drive, Anacortes, WA 98221  
Tax Parcel Number(s): P82631 & 4449-000-178-0007

**Property Description:**

Lot 178, "Plat of Clearidge, Division No. 2", as per plat recorded in Volume 13 of Plats, pages 57-59 inclusive, records of Skagit County, Washington.

Situated in the County of Skagit, State of Washington.

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STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Carla Jean Waite is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 29 day of January, 2019



Signature

Notary

Title

My appointment expires: 01/15/2020



**FAITH E. JOHNSON**  
Notary Public - Arizona  
Maricopa County  
Expires April 15, 2020

Statutory Warranty Deed  
LPB 10-05

Order No.: 19-1398-KS

UNOFFICIAL DOCUMENT

**EXHIBIT B**

19-1398-KS

1. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Myron J. & Helen Thomas, Kenneth N. & Ruth M. Thomas, Glen & Rose Thomas, recorded April 27, 1982 as Auditor's File No. 8204270057.

Above covenants, conditions and restrictions were amended and recorded June 10, 2005 as Auditor's File No. 200506100132.

2. 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.

3. 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, or 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.

4. Easement, affecting a portion of subject property for the purpose of 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 including terms and provisions thereof granted to Clearidge Homeowner's Association recorded September 19, 1989 as Auditor's File No. 8909190143

5. 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

6. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Clearidge Division II recorded April 22, 1982 as Auditor's File No. 8204220013.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering

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