



201912270070

12/27/2019 01:27 PM Pages: 1 of 4 Fees: \$106.50  
Skagit County Auditor

When recorded return to:

Kenneth Jack Talsky and Janet Jue Talsky  
5202 Sterling Drive  
Anacortes, WA 98221

**STATUTORY WARRANTY DEED**

19-3842

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Scott Andrew McPhee and Marjorie R. McPhee, husband and wife,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Kenneth Jack Talsky and Janet Jue Talsky, a married couple

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

Abbreviated legal description:  
Lot 5, Clearidge Div 1

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): P81660 & 4410-000-005-0001

Dated: December 24, 2019

  
Scott Andrew McPhee

  
Marjorie R. McPhee

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2019-5607  
DEC 27 2019

Amount Paid \$ 8006.<sup>10</sup>  
Skagit Co. Treasurer:  
By  Deputy

Statutory Warranty Deed  
LPB 10-05

Order No.: 19-3842-KS

Page 1 of 4

STATE OF WASHINGTON  
COUNTY OF SKAGIT

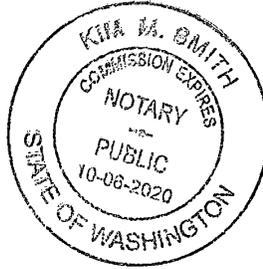
I certify that I know or have satisfactory evidence that Scott Andrew McPhee and Marjorie R. McPhee are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 24 day of December, 2019

Kem M. Smith  
Signature

notary  
Title

My appointment expires: 10-6-2020



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

Property Address: 4403 Glasgow Way, Anacortes, WA 98221  
Tax Parcel Number(s): P81660 & 4410-000-005-0001

Property Description:

Lot 5, CLEARIDGE DIV. I, according to the plat thereof, recorded in Volume 12 of Plats, pages 76 through 79, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Statutory Warranty Deed  
LPB 10-05

Order No.: 19-3842-KS

Page 3 of 4

**EXHIBIT B**

19-3842-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. Thomas and Helen Thomas, Kenneth N. Thomas and Ruth M. Thomas, Glen Thomas and Rose Thomas, recorded November 28, 1979 as Auditor's File No. 7911280008.

Above covenants, conditions and restrictions were amended and recorded June 10, 2005 as Auditor's File No. 200506100131.

2. Avigation Easement, affecting the air space over and above subject property for the purpose of unobstructed passage of aircraft including the right to cause noise as may ensue from the operations of aircraft and together with the right to enter upon said lands for the removal of trees, structures or objects of natural growth which exceed elevation zones including terms and provisions thereof granted to Port of Anacortes recorded September 10, 1968, April 17, 1969, May 5, 1969 and October 29, 1969 as Auditor's File No. 720683, 725479, 726115 and 732441.

3. Easement and provisions contained therein, affecting a portion of subject property, as created or disclosed by instrument for the purpose of unobstructed passage of aircraft including the right to cause noise as may ensue from the operations of aircraft and together with the right to enter upon said lands for the removal of trees, structures or objects of natural growth which exceed elevation zones including terms and provisions thereof, in favor of Port of Anacortes, recorded September 19, 1978 as Auditor's File No. 887749.

4. Terms and conditions of Articles of Incorporation and Bylaws of Clearidge Homeowner's Association, including restrictions, regulations, and conditions for dues and assessments, as established and levied pursuant thereto, including, but not limited to those as set forth under Auditor's File No.9009280073.

5. 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 1 recorded October 4, 1979 as Auditor's File No. 7910040045.

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 Statement" or "Resale Certificate".

Statutory Warranty Deed  
LPB 10-05