

When recorded return to:
Deriek Trung Ta and Bich Ngoc Nguyen
12079 164th Court NE
Redmond, WA 98052

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-190

Jan 15 2021

Amount Paid \$12615.20
Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620045707

Escrow No.: 620045707

STATUTORY WARRANTY DEED

THE GRANTOR(S) Billy D. Sevieri, Sr and Nancy Kaylene Sevieri, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Deriek Trung Ta and Bich Ngoc Nguyen, a married couple and
Martin Moy and Christine Ta, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 150, "CLEARIDGE DIVISION - II", according to the plat thereof recorded in Volume 13 of Plats,
pages 57, 58 and 59, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P82603 / 4449-000-150-0009

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: January 8, 2021

Billy D. Sevier, Sr
Billy D. Sevier, Sr
Nancy Kaylene Sevier
Nancy Kaylene Sevier

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Billy D. Sevier, Sr and Nancy Kaylene Sevier are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 01.12.2021
Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of WA
Residing at: Arington, WA
My appointment expires: 03.01.2024

NOTARY PUBLIC
STATE OF WASHINGTON
ALYSIA HUDSON
License Number 183699
My Commission Expires 03-01-2024

EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 Plat of Clearidge Div. II.

Recording No.: 8204220013

2. Covenants, conditions, restrictions and easements 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: April 27, 1982
Recording No.: 8204270057

Modification(s) of said covenants, conditions and restrictions

Recording No.: 200506100131
Recording No.: 200506100132

3. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Clearidge Homeowners Association
Recording No.: 8204270057

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Clearidge Homeowners Association
Purpose: Landscaping and maintenance of existing fence
Recording Date: September 19, 1989
Recording No.: 8909190143

5. Bylaws of Clearidge Homeowners Association, and the terms and conditions thereof:

Recording No.: 9009280073

EXHIBIT "A"

**Exceptions
(continued)**

Modification(s) of said bylaws

Recording No.: 201903180044

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. Assessments, if any, levied by Anacortes.
8. City, county or local improvement district assessments, if any.