

When recorded return to:

Richard J. Ray and Colleen A. Ray
4208 Glasgow Way
Angstroms, WA 98221

GNW 21-13658

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gerald R. Patterson and Phyliss A. Patterson, husband and wife,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Richard J. Ray and Colleen A. Ray, husband and wife

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: Property 1:
Lot 193, Clearidge Div. No. II

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): P82645/4449-000-193-0008

Dated: November 3, 2021

Gerald R. Patterson 11/3/21
Gerald R. Patterson

Phyliss A. Patterson 11-3-21
Phyliss A. Patterson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-5227
Nov 15 2021
Amount Paid \$12188.00
Skagit County Treasurer
By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 21-13658-KS

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STATE OF WASHINGTON
COUNTY OF SKAGIT

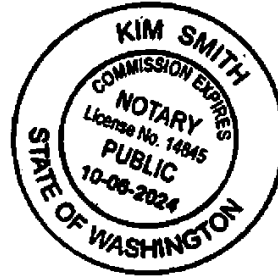
I certify that I know or have satisfactory evidence that Gerald R Patterson and Phyliss A Patterson is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 3 day of November, 2021

Kim Smith
Signature

Notary
Title

My appointment expires:
10-6-24



Statutory Warranty Deed
LPB 10-05

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 4208 Glasgow Way, Anacortes, WA 98221
Tax Parcel Number(s): P82645/4449-000-193-0008

Property Description:

Lot 193, CLEARIDGE DIV. NO. II, according to the plat thereof, recorded in Volume 13 of Plats, pages 57 through 59, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

EXHIBIT B

21-13658-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, dated April 26, 1982, 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, 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 repair and maintenance of fence and planting shrubs, bushes and plants, including terms and provisions thereof granted to Clearidge Homeowners Association, recorded September 19, 1989, as Auditor's File No. 8909190143.

5. Terms and conditions of Articles of Incorporation and Bylaws of Clearidge Homeowners 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.

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 2, 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 Statement" or "Resale Certificate".

7. Notices of Landscape Encroachment recorded June 10, 1998 and May 17, 2005 as Auditor's File Nos. 9806100034 and 200505170089, respectively.

Statutory Warranty Deed
LPB 10-05