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11/19/2021 03:50 PM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor

WHEN RECORDED RETURN TO:

Name: Philip Iannaccone and Judith Iannaccone
4514 Guemes View
Anacortes, WA 98221

SKAGIT COUNTY WASH.
REAL ESTATE EXCISE TAX

2021-5319
NOV 19 2021

Amount Paid \$ 00.00
Skagit Co. Treasure:
By ~~PLONERS~~ Deput: *Kaywardman*

STATUTORY WARRANTY DEED

Grantor: Philip Iannaccone and Judith Iannaccone, husband and wife
Grantees: Philip Iannaccone and Judith Iannaccone, as Trustees of the Iannaccone Family Trust Dated September 16, 2014
Abbr. Legal Desc: Lot 65, Clearidge Div. 1
Tax Parcel No: P81721/4410-000-065-0008

THE GRANTORS, Philip Iannaccone and Judith Iannaccone, husband and wife, for and in consideration of conveyance into a revocable living trust, convey and warrant to Philip Iannaccone and Judith Iannaccone, as Trustees of the Iannaccone Family Trust Dated September 16, 2014 All of their interest in the following described real estate, situated in the County of Skagit, State of Washington, commonly described as 4514 Guemes View, Anacortes, WA 98221, together with all after acquired title of the grantors herein:

LOT 65, "CLEARIDGE DIVISION 1," AS PER PLAT RECORDED IN VOLUME 12 OF PLATS AT PAGE 76 THROUGH 79, IN THE RECORDS OF SKAGIT COUNTY, STATE OF WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

Tax Parcel Numbers: P81721/4410-000-065-0008

Subject to: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: November 16, 2021

Philip Iannaccone

Dated: November 16, 2021

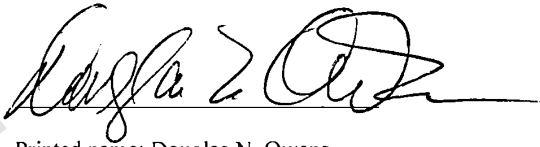
Judith Iannaccone

STATE OF WASHINGTON

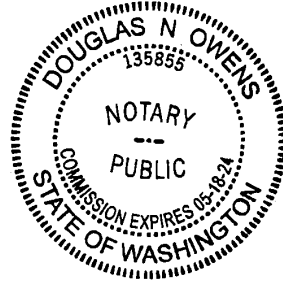
ss.

County of Skagit

On this 16th day of November, 2021, before me, the undersigned, a notary public in and for the State of Washington, duly commissioned and sworn, personally appeared Philip Iannaccone and Judith Iannaccone,, known to me to be the individuals described in and who executed the within instrument and they acknowledged that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes herein mentioned.



Printed name: Douglas N. Owens
Notary Public in and for the State of Washington
Residing at Anacortes. My commission
Expires May 18, 2024.



UNOFFICIAL DOCUMENT

EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 CLEARIDGE:
Recording No: 7910040045
2. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: April 17, 1969
Auditor's Nos: 725479, records of Skagit County, WA
In favor of: Port of Anacortes
For: Free and unobstructed passage of aircraft and right to cause such noise as may ensue from same
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: May 5, 1969
Auditor's No(s): 726115, records of Skagit County, Washington
In favor of: Port of Anacortes
For: Free and unobstructed passage of aircraft and right to cause such noise as may ensue from same
4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 19, 1978
Auditor's No(s): 887749, records of Skagit County, Washington
In favor of: Port of Anacortes
For: Free and unobstructed passage of aircraft and right to cause such noise as may ensue from same
5. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 25, 1968
Auditor's No(s): 720683, records of Skagit County, Washington
In favor of: Port of Anacortes
For: Free and unobstructed passage of aircraft
6. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: May 5, 1969
Auditor's No(s): 726115, records of Skagit County, Washington
In favor of: Port of Anacortes
For: Free and unobstructed passage of aircraft and right to cause such noise as may ensue from same
7. Covenants, conditions and restrictions, 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: November 28, 1979

Recording No: 7911280008

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 10, 2005
Recording No: 200506100131

8. Provisions contained in the articles of incorporation and bylaws of Clearidge Homeowner's Association, including any liability to assessment lien.

Recording Date: September 28, 1990
Recording No: 9009280073

Modification(s) of said Bylaws

Recording Date: March 18, 2019
Recording No: 201903180044

9. Lien of assessments levied pursuant to the Declaration for Clearidge Homeowner's Association to the extent provided for by Washington law.
10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
11. City, county or local improvement district assessments, if any.
12. Assessments, if any, levied by City of Anacortes.
13. Assessments, if any, levied by Clearidge Homeowner's Association.