

When recorded return to:

Susan M. Barnhart
4403 Glasgow way
Anacortes, WA 98221

GNW 22-16760

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kenneth Jack Talsky and Janet Jue Talsky, a married couple,

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

in hand paid, conveys, and warrants to Susan Barnhart, a single person

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. I

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20223864

Sep 19 2022

Amount Paid \$10230.00

Skagit County Treasurer

By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 22-16760-KS

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Dated: Sept. 15, 2022

Kenneth Jack Talsky
Kenneth Jack Talsky

Janet Juc Talsky
Janet Juc Talsky

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Kenneth Jack Talsky and Janet Juc Talsky are the persons who appeared before me and said persons acknowledged they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Kim Smith
Signature

Notary
Title

My commission expires: 10-6-2024



Statutory Warranty Deed
LPB 10-05

**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.

EXHIBIT B

22-16760-KS

10. 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 November 12, 1979, 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.

11. Aviation Easements in favor of 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 air space over and above portions of said premises, together with additional rights, all as more fully appear in documents granting said easements and rights, recorded under Auditor's File Nos. 720683, 725479, 725480, 725481, 726115, 732441 and 887749, and as said aviation is referred to on the face of said Plat, reference to the record being made for full particulars.

12. Provisions of the Articles of Incorporation and By-Laws of Clearidge Homeowner's Association, as set forth in an instrument recorded September 28, 1990 under Auditor's File No. 9009280073.

13. 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.