

202306150027

06/15/2023 10:34 AM Pages: 1 of 5 Fees: \$207.50  
Skagit County Auditor, WA

When recorded return to:

Miguel Fernandes de Oliveira and Adrienne Oliveira  
3016 I Avenue  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20236899

Jun 15 2023

Amount Paid \$9918.00  
Skagit County Treasurer  
By Lena Thompson Deputy

GNW 23-18484

## STATUTORY WARRANTY DEED

THE GRANTOR(S) Eric F. Erickson and Marla A. Erickson, husband and wife, 1300 O Ave, 321, Anacortes, WA 98221,

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

in hand paid, conveys, and warrants to Miguel Fernandes de Oliveira and Adrienne Oliveira, 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: Property 1:  
Lot 32, 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): P81688

Statutory Warranty Deed  
LPB 10-05

Order No.: 23-18484-KM

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Dated: 6-7-23

Eric F. Erickson  
Eric F. Erickson

\_\_\_\_\_  
Marla A. Erickson



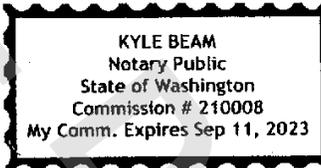
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 7 day of June, 2023 by Eric F. Erickson.

[Signature]  
Signature

Notary  
Title

My commission expires: 9-11-23



STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on \_\_\_\_ day of June, 2023 by Marla A. Erickson.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

My commission expires:

Dated: 6-7-23  
Eric F Erickson  
Eric F. Erickson  
Marla A Erickson →  
Marla A. Erickson

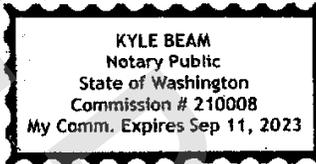
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 7 day of June, 2023 by Eric F. Erickson.

[Signature]  
Signature

Notary  
Title

My commission expires: 9-11-23.



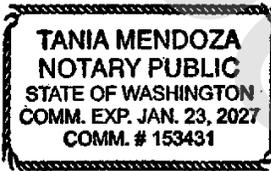
STATE OF WASHINGTON  
COUNTY OF SKAGIT ~~YAKIMA~~

This record was acknowledged before me on 12 day of June, 2023 by Marla A. Erickson.

[Signature]  
Signature

NOTARY PUBLIC  
Title

My commission expires: 1/23/2027



**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 4606 San Juan Avenue, Anacortes, WA 98221  
Tax Parcel Number(s): P81688

**Property Description:**

Lot 32, 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.: 23-18484-KM

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**EXHIBIT B**

23-18484-KM

10. 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.

11. 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.

12. 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.

13. 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.

14. Any tax, fee, assessments or charges as may be levied by Clearidge Homeowners Association.

15. Municipal assessments, if any, levied by the City of Anacortes. This Company suggests that inquiry be made to the City of Anacortes for current assessment status.