

When recorded return to:
Christopher Archer and Cory Archer
4609 Guemes Vw
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20243384
Dec 23 2024
Amount Paid \$9739.82
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

32650 State Route 20, Ste. E 202
Oak Harbor, WA 98277

Escrow No.: 245467620

STATUTORY WARRANTY DEED

THE GRANTOR(S) Maxwell Maguire, a married man as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys and warrants to Christopher Archer and Cory Archer, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:

LOT 119, CLEARIDGE DIV. I, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 12 OF PLATS, PAGES 76 THROUGH 79, RECORDS OF SKAGIT COUNTY, WASHINGTON,;

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P81776, 4410-000-119-0004

STATUTORY WARRANTY DEED
(continued)

Dated: Dec 11, 2024

Maxwell Maguire by Desmond Maguire, as
his Attorney-In-Fact

[Signature]
Charlotte Luckey, as a Non-Vested Spouse

State of _____
County of _____

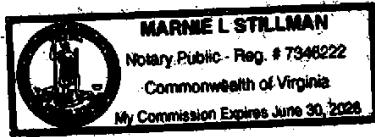
This record was acknowledged before me on _____ by Desmond Maguire as
Attorney-In-Fact for Maxwell Maguire.

(Signature of notary public)
Notary Public in and for the State of _____
My commission expires: _____

State of Virginia
County of Virginia Beach City

This record was acknowledged before me on 12/11/2024 by Charlotte Luckey.

[Signature]
(Signature of notary public)
Notary Public in and for the State of Virginia
My commission expires: June 30, 2026



STATUTORY WARRANTY DEED
(continued)

Dated: December 11, 2024
Maxwell Maguire by Desmond Maguire
as his Attorney in fact
Maxwell Maguire by Desmond Maguire, as
his Attorney-In-Fact

Charlotte Luckey, as a Non-Vested Spouse

State of Massachusetts
County of Suffolk

This record was acknowledged before me on DEC-12-24 by Desmond Maguire as
Attorney-In-Fact for Maxwell Maguire.

(Signature of notary public)
Notary Public in and for the State of Massachusetts
My commission expires: 2/15/30



MICHAEL J. O'SULLIVAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
February 15, 2030

State of _____
County of _____

This record was acknowledged before me on _____ by Charlotte Luckey.

(Signature of notary public)
Notary Public in and for the State of _____
My commission expires: _____

EXHIBIT "A"

Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as provided in a document:

Purpose: Perpetual air or flight easement, also referred to as "avigation rights."

Recording No.: 720683
Recording No.: 725479
Recording No.: 725480
Recording No.: 725481
Recording No.: 726115
Recording No.: 732441
Recording No.: 887749

Affects: All the air space above said Land.

Reference is hereby made to said document for full particulars.

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 the Plat of Clearidge Division I, recorded in Volume 12 of Plats, pages 76 through 79:

Recording No.: 7910040045

3. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon age, 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 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

EXHIBIT "A"

Exceptions Continued

4. By-Laws of Clearidge Homeowners' Association and the terms and conditions thereof:

Recording Date: September 28, 1990
Recording No.: 9009280073

Modification(s) of said By-Laws:

Recording Date: March 18, 2019
Recording No.: 201903180044

5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.