

202509030028

09/03/2025 09:20 AM Pages: 1 of 4 Fees: \$306.50  
Skagit County Auditor, WA

**When recorded return to:**  
Suzanne Young and Troy Young  
4611 Cypress Dr  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20252862  
Sep 03 2025  
Amount Paid \$13567.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

Chicago Title  
620058911

Escrow No.: 245473700

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Judy A Guttormsen, Successor Trustee of the Guttormsen Family Trust, dated February 19, 1992, and any amendments thereto

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 Suzanne Young and Troy Young, a married couple

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

Lot(s): 50, "PLAT OF CLEARIDGE DIV NO. 1

Tax/Map ID(s): p81706 / 4410-000-050-0005

Tax Parcel Number(s): P81706, 4410-000-050-0005

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 09/28/2025

Guttormsen Family Trust, dated February 19, 1992, and any amendments thereto

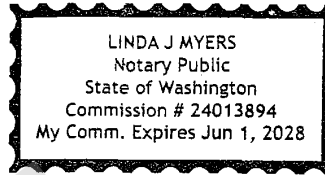
BY: Judy A. Guttormsen  
Judy A. Guttormsen  
Successor Trustee  
Successor Trustee

State of WA

County of KITSAP

This record was acknowledged before me on AUGUST 28, 2025 by Judy A Guttormsen as Successor Trustee of Guttormsen Family Trust, dated February 19, 1992, and any amendments thereto.

Linda J Myers  
(Signature of notary public)  
Notary Public in and for the State of WA  
My appointment expires: 06/01/2028



**EXHIBIT "A"**  
Legal Description

LOT 50, "PLAT OF CLEARIDGE DIVISION NO. 1," AS PER THE PLAT RECORDED IN VOLUME 12 OF PLATS, PAGES 76 TO 79 INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**SPECIAL EXCEPTIONS:**

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 1, recorded in Volume 12 of Plats, pages 76 through 79:

Recording No.: 7910040045

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 No.: 200506100131

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 No.: 201903180044

Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

Page 4