

When recorded return to:
Matthew Bryan Pepper
Spicy Embr Revocable Trust dated August 29,
2025 Trust
4603 Camano PI
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20253077
Sep 18 2025
Amount Paid \$10661.51
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

Chicago Title
620060007

Escrow No.: 245473628

STATUTORY WARRANTY DEED

THE GRANTOR(S) Alexander N Thieman and Ingrid Thieman, a married couple
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 Matthew Bryan Pepper and Elis-Ry Sassi, as Trustees of Spicy
Embr Revocable Trust dated August 29, 2025

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.)

LT 173, CLEARIDGE DIVISION II

Tax/Map ID(s): 4449-000-173-0002

Tax Parcel Number(s): P82626, 4449-000-173-0002

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 9/11/25

[Signature]
Alexander N Thieman

[Signature]
Ingrid Thieman

State of Washington
County of Skagit

This record was acknowledged before me on 9/11/25 by Alexander N Thieman and Ingrid Thieman.

[Signature]
(Signature of notary public)
Notary Public in and for the State of WA, Skagit
My commission expires: 9/18/2026

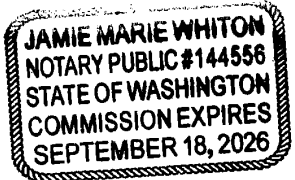


EXHIBIT "A"
Legal Description

LOT 173, CLEARIDGE DIVISION II, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 13 OF PLATS, PAGES 57 TO 59, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. 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 Date: April 17, 1969

Recording No.: 725479

Recording No.: 725480

Recording No.: 725481

Recording No.: 732441

Affects: All the air space above said Land.

Reference is hereby made to said document for full particulars.

2. 2. 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: September 10, 1968

Recording No.: 720683

3. 3. 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: September 17, 1968

Recording No.: 726115

4. 4. 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: September 19, 1978

Recording No.: 887749

5. 5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting

EXHIBIT "B"Exceptions
(continued)

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 Plat of Clearidge, Division II, recorded in Volume 13 of Plats, Pages 57 through 59.

Recording No.: 8204220013

6. 6. Covenants, conditions, restrictions and easements 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: April 27, 1982

Recording No.: 8204270057

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 10, 2005

Recording No.: 200506100131

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 10, 2005

Recording No.: 200506100132

7. 7. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Clearidge Homeowners Association

Recording No.: 8204270057

8. 8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Clearidge Homeowners Association

Purpose: Landscaping and maintenance of existing fence

Recording Date: September 19, 1989

Recording No.: 8909190143

9. 9. Bylaws of Clearidge Homeowners Association, and the terms and conditions thereof:

Recording No.: 9009280073

Modification(s) of said bylaws

Recording No.: 201903180044

EXHIBIT "B"

Exceptions
(continued)

10. 10. Agreement for right of way and the terms and conditions thereof:

Executed by: City of Anacortes, a municipal corporation
Recording Date: May 14, 2015
Recording No.: 201505140050

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