

202601300071

01/30/2026 01:32 PM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor, WA

When recorded return to:

Kevin Spaulding and Marie Spaulding
3810 Southwest Admiral Way
Seattle, WA 98126

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20260269

Jan 30 2026

Amount Paid \$6205.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 26-25238-KM

THE GRANTOR(S) **Lori Weeks, Personal Representative of the Estate of Marjorie E. Martin, deceased**

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

in hand paid, conveys, and warrants to **Kevin R. Spaulding and Marie E. Spaulding, a married couple**

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

Lot 71, CLEARIDGE, DIV. I, as per plat recorded in Volume 12 of Plats, pages 76, 77, 78 and 79, records of Skagit County, Washington.

Abbreviated legal description: Property 1:
Lot 71, 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 "A" attached hereto

Tax Parcel Number(s): P81727/4410-000-071-0000

Statutory Warranty Deed
1PB 10-05

Order No.: 26-25238-KM

Page 1 of 3

Dated: 1-29-26

Estate of Marjorie E. Martin

By: Lori Weeks
Lori Weeks, Personal Representative

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 29 day of January, 2026, by Lori Weeks, Personal Representative of the Estate of Marjorie E. Martin, deceased.

[Signature]
Signature
Notary
Title

My commission expires: 6/19/29



EXHIBIT A

26-25238-KM

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.

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.

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.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

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.

AMENDMENT TO BY-LAWS:

Dated: March 13, 2019

Recorded: March 18, 2019

Auditor's No.: 201903180044

End of Exhibit A

SKAGIT COUNTY, WASH
FILED

JUN 20 2025

SUPERIOR COURT OF WASHINGTON
FOR SKAGIT COUNTY

MELISSA BEATON, CO. CLERK
Deputy

Estate of MARJORIE E MARTIN:

NO. 25-4-00309-29

LETTERS TESTAMENTARY
(LTRTS)

Whereas, the Last Will and Testament of MARJORIE E MARTIN deceased, was on June 20, 2025, duly exhibited, proven, and recorded in our said superior court,

Whereas, it appears in and by said Will that **LORI WEEKS** is appointed executor thereon, and whereas, said **LORI WEEKS** has duly qualified,

Now therefore, know all persons by these presents, that we do hereby authorize the said **LORI WEEKS** to execute said will according to law.

Witness my hand and the seal of said court, June 20, 2025.

Melissa Beaton, County Clerk
Clerk of the Superior Court



By Deanna Mallchok Deputy Clerk

