UNOFFICIAL DOCUMENT

201601070075

Skagit County Auditor $74.00
1/7/2016 Page 1 of 2 2:36PM

When recorded return to:
Christopher A. Nigus
4405 Glasgow Way
Anacortes, WA 98221

Filed for record at the request of:

CHICAGO TITLE COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620025790

CHICAGO TITLE
620025790

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brian Swanson and Jennifer D. Swanson, husband and wife

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

in hand paid, conveys, and warrants to Christopher A. Nigus, a single person

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

Lot 6, CLEARIDGE, DIV. I, according to the plat thereof recorded in Volume 12 of Plats, pages 76, 77, 78 and 79, records of Skagit County, Washington;

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P81661 / 4410-000-006-0000

Subject to: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20164S
JAN 07 2016

Amount Paid $ 6,680.00
Skagit Co. Treasurer
By mam Deputy

Dated: December 17, 2015

Brian Swanson

Jennifer D. Swanson

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Brian Swanson and Jennifer D. Swanson is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: December 18, 2015

Name: Jennifer J. Lind
Notary Public in and for the State of WA
Residing at: Bow
My appointment expires: 10/01/2018

EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 CLEARIDGE:

   Recording No: 7910040045

2. Easement, including the terms, covenants, and provisions thereof, granted by instrument
   Recorded: November 25, 1968
   Auditor's No.: 720683, records of Skagit County, WA
   In favor of: Port of Anacortes
   For: Free and unobstructed passage of aircraft and right to cause such noise as may ensue from same

3. Easement, including the terms, covenants, and provisions thereof, granted by instrument
   Recorded: May 5, 1969
   Auditor's No.: 726115, records of Skagit County, WA
   In favor of: Port of Anacortes
   For: Free and unobstructed passage of aircraft and right to cause such noise as may ensue from same

4. Easement, including the terms, covenants, and provisions thereof, granted by instrument
   Recorded: April 17, 1969
   Auditor's No.: 725479, records of Skagit County, WA
   In favor of: Port of Anacortes
   For: Free and unobstructed passage of aircraft and right to cause such noise as may ensue from same

5. Easement, including the terms, covenants, and provisions thereof, granted by instrument
   Recorded: September 19, 1978
   Auditor's No.: 887749, records of Skagit County, WA
   In favor of: Port of Anacortes
   For: Free and unobstructed passage of aircraft and right to cause such noise as may ensue from same

6. 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: November 28, 1979
   Recording No.: 7911280008

   Modification(s) of said covenants, conditions and restrictions

   Recording Date: June 10, 2005
   Recording No.: 200506100131

7. Covenants, together with assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in By-Laws
   Recorded: September 28, 1990
   Auditor's No.: 9009280073, records of Skagit County, WA
   Imposed by: Clearidge Homeowners' Association

8. City, county or local improvement district assessments, if any.

9. Assessments, if any, levied by City of Anacortes.

10. Assessments, if any, levied by Clearidge Homeowner's Association.

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