

When recorded return to:
Michael Bancroft and Deborah A. Bancroft
4706 Camano Place
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620041226

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-552

Feb 14 2020

Amount Paid \$10230.00
Skagit County Treasurer
By Marissa Guerrero Deputy

CHICAGO TITLE
620041226
STATUTORY WARRANTY DEED

THE GRANTOR(S) Randel D. Price and Nancy B. Price, A married Couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Michael Bancroft and Deborah A. Bancroft, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 165, CLEARIDGE DIV. II, ACCORDING TO THE PLAT THEREOF, RECORDED IN
VOLUME 13 OF PLATS, PAGES 57 THROUGH 59, 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): P82618 / 4449-000-165-0002

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: February 10, 2020

X Randel D. Price
Randel D. Price
X Nancy B Price
Nancy B. Price

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Randel D. Price and Nancy B. Price are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 2/11/2020

Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Maple Valley, WA
My appointment expires: 10/01/2023

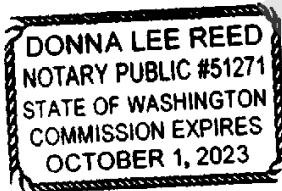


EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 Clearidge Division II:

Recording No: 8204220013

2. 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.: 200506100132

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

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

Granted to: Clearidge Homeowners Association, a Washington Nonprofit Corporation.

Purpose: Fence, plants, shrubs and grass maintenance
Recording Date: September 19, 1989
Recording No.: 8909190143

5. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: November 9, 2016

EXHIBIT "A"

Exceptions
(continued)

Recording No.: 201611090104
Matters shown: Fence

6. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: July 31, 2017
Recording No.: 201707310151
Matters shown: fence, concrete and wall

7. By-Laws of Clearidge Homeowners' Association including the terms, covenants and provisions thereof

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

Amended:

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

8. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

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

EXHIBIT "A"
Exceptions
(continued)

10. Assessments, if any, levied by Clearidge Homeowners Association.
11. Assessments, if any, levied by City of Anacortes.
12. City, county or local improvement district assessments, if any.