

AFTER RECORDING MAIL TO:
David L. BeMiller
P.O. Box 128
Oysterville, WA 98641-0128



200404200101
Skagit County Auditor

4/20/2004 Page

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3 11:26AM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 111396-PAE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Mellon Trust of Washington as Trustee for The Margaret S. Lundberg Living Trust
Grantee(s): David L. BeMiller and Linda P. BeMiller
Abbreviated Legal: Unit 15, Bldg. B, Ridge Condo. Phase III.
Assessor's Tax Parcel Number(s): P111456/4693-000-015-0000

THE GRANTOR MELLON TRUST OF WASHINGTON AS TRUSTEE OF THE MARGARET S. LUNDBERG LIVING TRUST, DATED MARCH 31, 1997, AND AMENDED OCTOBER 26, 2001 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to DAVID L. BEMILLER AND LINDA P. BEMILLER, HUSBAND AND WIFE the following described real estate, situated in the County of Skagit, State of Washington.

Unit 15, Building 3, "THE RIDGE CONDOMINIUM, PHASE III," a condominium, according to the supplemental Declaration and By-Laws thereof recorded under Auditor's File No. 9802060104 and 9607170030 AND Survey Map and Plans thereof recorded in Volume 16 of Plats, pages 164 through 167, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

#1852
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

Dated April 14, 2004

J Kim Cacace, SUP
Mellon Trust of Washington as Trustee For The
Margaret S. Lundberg Living Trust

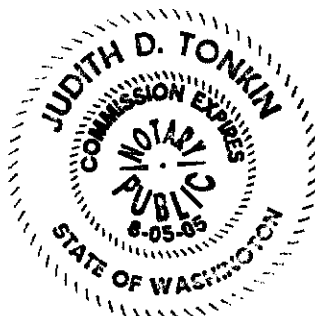
APR 20 2004

Amount Paid \$ 6034.20
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF Washington }
County of King } SS:

I certify that I know or have satisfactory evidence that J. Kim Cacace
signed this instrument, on oath stated
that
authorized to execute the instrument and acknowledged it as the Senior Vice President
of Mellon Trust of Wash. to be the free and voluntary act of such
party for the uses and purposes mentioned in this instrument.

Dated: 4.16.04



Judith D. Tonkin
Notary Public in and for the State of Washington
Residing at Vashon Island
My appointment expires: 6-5-05

EXCEPTIONS:

- A. Easement for sewer, storm drain, power, water, gas, telephone and television, as delineated on face of said plat.
- B. Notes as set forth on the face of said plat as follows:
1. Unless otherwise indicated hereon, each deck, porch, or patio is a Limited Common Element (LCE) allocated to the unit to which it is immediately adjacent, as described in Articles of Declaration.
 2. Utility locations are per filed location and/or field "as built" proved by the owner's representative, Boyd Lucas, in June 1996. Locations are representational only, utility companies should be contacted to verify specific locations.
 3. This survey has shown occupational indicators (fence line) as per W.A.C. Chapter 332.130. Lines of occupation may indicate areas for potential claims of unwritten ownership. This survey has only shown the relationship of lines of occupation to the deeded lines of record. No resolution of ownership based on unwritten rights has been made or implied by this survey.
- C. Matters with respect to the location of fences are disclosed by Survey recorded in Volume 17 of Surveys, pages 173 and 174, recorded under Auditor's File No. 9511280032, records of Skagit County, Washington.
- D. Any defeasance of the undivided interest upon including of any subsequent phase(s) to the Condominiums.
- E. Terms, covenants, conditions, easements, and restrictions and liability for assessments contained in Declaration of Condominium for said condominium, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap by does not discriminate against handicap persons:

Recorded: July 17, 1996
Auditor's No.: 9607170029, records of Skagit County, WA

AND IN BYLAWS THEREOF:

Recorded: July 17, 1996
Auditor's No.: 9607170030, records of Skagit County, WA

SUPPLEMENTAL DECLARATION THERETO:

Recorded: May 1, 1997
Auditor's No.: 9705010035

- F. Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto.



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G. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument:

Recorded:

July 17, 1996

Auditor's No.:

9607170030, records of Skagit County, WA

Imposed by:

The Association of Unit Owners of the Ridge Condominium



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Skagit County Auditor