

**AFTER RECORDING MAIL TO:**

**Bents Family Trust, restated March 14, 2003**  
3911 View Ridge, Unit 13  
Anacortes, WA 98221



200508230040

Skagit County Auditor

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Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: A85505

**Statutory Warranty Deed**

**Grantor(s): Dale Rogers Revocable Trust dated 21 July 1997**  
**Grantee(s): Bents Family Trust, restated March 14, 2003**  
Unit 13, Building 7, "THE RIDGE CONDOMINIUM PHASE III"  
**Assessor's Tax Parcel Number(s): 4693-000-013-0000, P111454**

FIRST AMERICAN TITLE CO.  
A85505-1

**THE GRANTOR Dale Rogers, as Trustee of The Dale Rogers Revocable Trust, dated 21 July, 1997 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to William L. Bents and Marcia M. Bents, as Trustees of the Bents Family Trust, restated March 14, 2003 the following described real estate, situated in the County of Skagit, State of Washington.**

Unit 13, Building 7, "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, records of Skagit County, Washington.

SUBJECT TO the Easements, Restrictions and other Exceptions set forth on Exhibit "A" attached hereto.

Dated August 15, 2005

Dale Rogers Revocable Living Trust

By: Dale Rogers, Trustee

# 4551  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

AUG 23 2005

Amount Paid \$ 7570.00  
By Skagit Co. Treasurer Deputy

State of Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence Dale Rogers the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated he/she/they are authorized to execute the instrument and is Trustee of the Dale Rogers Revocable Living Trust dated 21 July, 1997 to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Date: 8-17-05

Wicki Hoffman

Notary Public in and for the State of Washington  
Residing at Anacortes  
My appointment expires: 10-8-05



A. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: City of Anacortes  
And: Raymond G. Jones, et al  
Dated: November 5, 1968  
Recorded: March 27, 1970  
Auditor's No: 737329

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes  
Dated: November 30, 1976  
Recorded: December 9, 1976  
Auditor's No: 847220  
Purpose: Non-exclusive easement to construct, operate, maintain and replace a 12 inch waterline

Area Affected:

Twenty-five (25) feet on each side of the above described centerline. Beginning at a point 115 feet Northerly of the Northeast corner of Lot 1, "Shannon Heights Addition to the City of Anacortes", as recorded on Page 93, in Volume 7 of Plats, records of Skagit County Auditor; thence West parallel to the North boundary of said Shannon Heights Addition for 945 feet, more or less; thence North 45 degrees West for 267 feet, more or less; thence North 67 degrees 30' West for 74 feet, more or less; thence South 67 degrees 30' West for 70 feet, more or less; thence South 22 degrees 30' West for 50 feet, more or less, to a point 45 feet East of the platted boundary of Kellogg and Ford's Addition to the City of Anacortes; thence Southerly and parallel to the East boundary of Kellogg and Ford's Addition, 204 feet, more or less; thence South 45 degrees West for 40 feet, more or less, to a point on a line 45 feet South and parallel to the North line of 37th Street in Kellogg and Ford's Addition to the City of Anacortes projected Easterly; thence along said line Westerly to the East plat boundary of said addition.

C. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration and as may be contained in the bylaws adopted pursuant to said Declaration:

Recorded: July 17, 1996  
Auditor's File No: 9607170029

Supplemental Declaration submitting Phase 3 recorded May 1, 1997, under Auditor's File No. 9705010035.

D. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: March 20, 1996  
Recorded: July 17, 1996  
Auditor's No: 9607170030  
Executed by: Ronald A. Woolworth, President  
Association of Unit Owners of The Ridge Condominium



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E. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: The Ridge Condominium Phase 3  
Recorded: May 1, 1997  
Auditor's No: 9705010034

Said matters include but are not limited to the following:

1. Building locations and dimensions refer to exterior walls and are shown in feet and tenths of feet.
2. Floor and ceiling elevations are shown in feet and tenths of feet. Interior to top of finished ceilings and top of constructed sub floors.
3. Interior dimensions are shown in feet and tenths of feet and represent interior measurements to back of sheet rock.
4. 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.
5. Underground utilities shown hereon represent those readily identifiable. These plans should not be relied upon for the identification and/or location of buried utility lines. Prior to any construction or digging owners should have each utility company identify the location of their respective line or lines.

6. Unit Floor and Ceiling Elevations:

Building 7	Unit 13	Garage	Floor = 406.6		Ceiling = 415.7
		2 <sup>nd</sup> Floor	Floor = 406.6		Ceiling = 415.7
		1 <sup>st</sup> Floor	Floor = 396.4		Ceiling = 405.5
	Unit 14	Garage	Floor = 406.6	Vaulted	Ceiling = 417.6
		2 <sup>nd</sup> Floor	Floor = 406.6		Ceiling = 415.7
		1 <sup>st</sup> Floor	Floor = 396.4		Ceiling = 405.5
Building 8	Unit 15	Garage	Floor = 405.1	Vaulted	Ceiling = 417.6
		2 <sup>nd</sup> Floor	Floor = 405.1		Ceiling = 414.2
		1 <sup>st</sup> Floor	Floor = 394.9		Ceiling = 414.2
	Unit 16	Garage	Floor = 405.1		Ceiling = 404.0
		2 <sup>nd</sup> Floor	Floor = 405.1	Vaulted	Ceiling = 416.1
		1 <sup>st</sup> Floor	Floor = 394.9		Ceiling = 414.2
Building 9	Unit 17	Garage	Floor = 403.8		Ceiling = 414.2
		2 <sup>nd</sup> Floor	Floor = 403.8		Ceiling = 414.2
		1 <sup>st</sup> Floor	Floor = 393.6		Ceiling = 404.0
	Unit 18	Garage	Floor = 403.8	Vaulted	Ceiling = 416.1
		2 <sup>nd</sup> Floor	Floor = 403.8		Ceiling = 412.9
		1 <sup>st</sup> Floor	Floor = 393.6		Ceiling = 412.9
				Vaulted	Ceiling = 402.7
				Vaulted	Ceiling = 414.8
				Vaulted	Ceiling = 412.9
				Vaulted	Ceiling = 412.9
				Vaulted	Ceiling = 402.7
				Vaulted	Ceiling = 415.1



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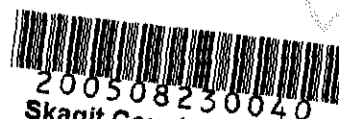
7. Approximate Unit Areas Exclusive of Garages:

Building 7	Unit 13	-	2255 sq. ft.
	Unit 14	-	2253 sq. ft.
Building 8	Unit 15	-	2272 sq. ft.
	Unit 16	-	2265 sq. ft.
Building 9	Unit 17	-	2268 sq. ft.
	Unit 18	-	2271 sq. ft.

8. Unit Address Information:

Unit 13	3911 View Ridge
Unit 14	3909 View Ridge
Unit 15	3905 View Ridge
Unit 16	3903 View Ridge
Unit 17	3819 View Ridge
Unit 18	3817 View Ridge

9. Know all men by these presents that we, the undersigned owners of the property herein described, hereby declare this survey map and plat and dedicate the same for condominium purposes. This plat shall be restricted to the terms of the declaration filed under Skagit County Auditor's File No. 9607170029 and of the by-laws thereof recorded under Skagit County Auditor's File no. 9607170030, and further restricted to the terms of the supplemental declaration subjecting Stage 3 of the Ridge Condominium to condominium ownership filed under Skagit County Auditor's File No. 9705010034.



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