

AFTER RECORDING MAIL TO:  
Mr. and Mrs. James R. Hansen  
3905 View Ridge  
Anacortes, WA 98221



200510040043  
Skagit County Auditor

10/4/2005 Page 1 of 3 9:38AM

Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: A86059

## Statutory Warranty Deed

Grantor(s): David L. BeMiller and Estate of Linda P. BeMiller  
Grantee(s): James R. Hansen and Rosemary M. Hansen  
Assessor's Tax Parcel Number(s): P111456, 4693-000-015-0000

FIRST AMERICAN TITLE CO.  
A 86059

THE GRANTOR David L. BeMiller, an unmarried man, and as Personal Representative of the Estate of Linda P. BeMiller, Deceased for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to James R. Hansen and Rosemary M. Hansen, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Unit 15, Building 8, "THE RIDGE CONDOMINIUM PHASE 3", according to the Supplemental Declaration and By-Laws thereof recorded under Auditor's File No. 9705010035 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: September 23, 2005


  
David L. BeMiller

# 55321  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Estate of Linda P. BeMiller

  
By: David L. BeMiller, Personal Representative

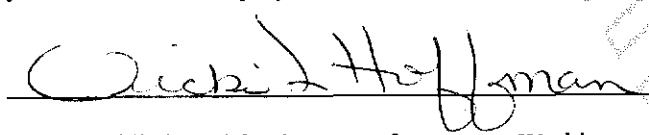
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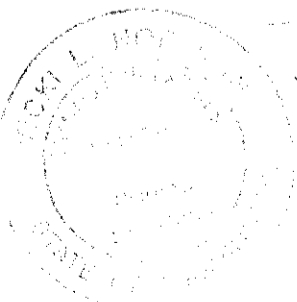
Amount Paid \$ 7837.00  
By  Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that David L. BeMiller and David L. BeMiller as Personal Representative of the Estate of Linda P. BeMiller, Deceased, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 9-30-05

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



**EXCEPTIONS:**

**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.

**ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:**

Declaration Dated: April 30, 1997  
Recorded: May 1, 1997  
Auditor's No.: 9705010035



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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

E. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: November 28, 1995  
Auditor's No.: 9511280032

Said matters include but are not limited to the following:

- 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.
- 4) Easement for sewer, storm drain, power, water, gas, telephone and television, as delineated on the face of said plat.



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