

When recorded return to:

Mr. and Mrs. Todd Geers  
1867 Old Homestead Lane  
Camano Island, WA 98282

Recorded at the request of:  
First American Title  
File Number: A87740



200604140136

Skagit County Auditor

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### Statutory Warranty Deed

THE GRANTOR Homestar Northwest, LLC, a Washington limited liability company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Todd R. Geers and Catherine J. Geers, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Unit G-2, "MARINER'S RIDGE VILLAS, A CONDOMINIUM"

FIRST AMERICAN TITLE CO.

A87740E-1

Tax Parcel Number(s): P123820, 4877-000-007-0200

Unit G-2, "MARINER'S RIDGE VILLAS, A CONDOMINIUM", according to the Declaration recorded December 7, 2005 under Auditor's File No. 200512070089 and Survey Map and Plans recorded under Auditor's File No. 200512070088.

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

Dated April 10, 2006

Homestar Northwest, LLC

By: James A. Wynstra  
Homestead Northwest, Inc., Member

#1775  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

APR 14 2006

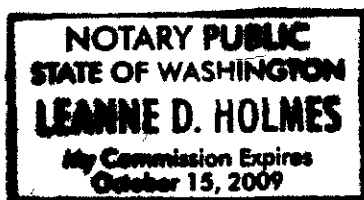
Amount Paid \$ 5238.20  
By [Signature]  
Skagit Co. Treasurer  
Deputy

STATE OF Washington }  
COUNTY OF Whatcom } SS:

I certify that I know or have satisfactory evidence that James A. Wynstra is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated he is authorized to execute the instrument and acknowledged that as the President of Homestead Northwest, Inc, Member of Homestar Northwest, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: April 12, 2006

Leanne D Holmes



Notary Public in and for the State of Washington

Residing at Lynden

My appointment expires: Oct. 15, 2009

**EXCEPTIONS:**

**A. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:**

Between: City of Anacortes, a municipal corporation  
And: Raymond G. Jones and Margaret I. Jones, husband and wife, et al  
Dated: November 5, 1968  
Recorded: March 27, 1960  
Auditor's No.: 737329  
Providing: Water and sewer easements

B. Easement for a 50-foot wide waterline delineated on the face of survey recorded November 28, 1995 in Volume 17 of Surveys, pages 173 and 174, under Auditor's File No. 9511280032, records of Skagit County, Washington.

**C. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Recorded: July 17, 1996  
Auditor's No.: 9607170027  
In Favor Of: Future owners of Phases 1 through 4 of the Ridge Condominium  
For: Access and utility purposes

**D. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Recorded: April 24, 1998  
Auditor's No.: 9804240154  
Purpose: Ingress, egress and utilities  
Area Affected: A 30-foot by 50-foot wedge in the Common Area

**E. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:**

In Favor Of: City of Anacortes  
Recorded: May 2, 2001  
Auditor's No.: 200105020111  
For: Construction, maintenance and repair of a waterline and appurtenances, over, under and across said premises  
Affects: Common Area



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F. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Ronald A. Woolworth  
And: Pacific Ridge Properties LLC and Association of Unit  
Owners of the Ridge Condominium  
Recorded: April 29, 2004  
Auditor's No.: 200404290123  
Regarding: Landscape and water detention maintenance

G. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Association of Unit Owners of the Ridge Condominium  
Recorded: April 29, 2004  
Auditor's No.: 200404290124  
Purpose: Parking and landscaping  
Area Affected: Common Area

H. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes  
Recorded: April 29, 2004  
Auditor's No.: 200404290125  
Purpose: Walking Path  
Area Affected: Common Area

I. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Association of Unit Owners of the Ridge Condominium  
Recorded: April 29, 2004  
Auditor's No.: 200404290126  
Purpose: Storm drainage  
Area Affected: Common Area

J. DECLARATION OF EASEMENTS, COVENANTS AND ROAD MAINTENANCE  
AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Dated: May 13, 2005  
Recorded: May 23, 2005  
Auditor's No.: 200505230147  
Affects: Common Area



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

Plat/Subdivision Name: Mariner's Ridge Villas  
Recorded: December 7, 2005  
Auditor's No.: 200512070088

Said matters include but are not limited to the following:

1. Ownership of and easement for the 6-inch fire service lines to buildings A, B and C are private (not city) from the isolation valve at the 12-inch main up to the buildings.
  2. Owners of all units served by the easement for ingress and egress to "MARINER'S RIDGE VILLAS", on a portion of the remainder of Parcel B, as shown on record of survey filed in Book 15 of Surveys, at page 91 and a portion of "KELLOGG AND FORD'S ADDITION TO ANACORTES", according to the plat recorded in Volume 1 of Plats, page 41, records of Skagit County, including the fee simple owners of said easement, are jointly and equally responsible for maintenance and operation on a pro rata per unit basis to maintain improvements on said easement and maintenance and operation of emergency access and gate and maintenance and operation of any future street lighting, landscaping and irrigation on all of Parcel B.
  3. An easement for emergency access is granted over Portage Lane for future condominiums, which may be built on a portion of Parcel B.
  4. An easement is hereby reserved for and granted to City of Anacortes, Puget Sound Energy, G.T.E., Cascade Natural Gas Corp., Comcast and their respective successors and assigns under and upon the community open space and utilities easements shown hereon, and along the routes of the as built or yet to be built utility alignments, in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures, and appurtenances attached thereto, for the purpose of providing utility services to the condominium and other property as may be developed in association with expansions to this condominium, together with the right to enter upon the units (lots) at all times for the purposes stated, with the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the condominium by the exercise of rights and privileges herein granted.
- L. Terms, provisions, requirements and limitations contained in the Washington Condominium Act, Chapters 43 and 428, Laws of 1989 (R.C.W. 64.34) and as may be hereafter amended.
- M. 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: December 7, 2005  
Auditor's File No.: 200512070089



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