

When recorded return to:

Teresa G. Long
3803 View Ridge Unit No. 24
Anacortes, WA 98221



200608010060
Skagit County Auditor

8/1/2006 Page 1 of 3 11:56AM

Recorded at the request of:
First American Title
File Number: A88721

Statutory Warranty Deed

THE GRANTOR Irene Stuart and James R. Stuart, Trustees of the Irene Stuart Living Trust, dated July 1, 2002 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Teresa G. Long, an unmarried woman the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Unit 24, Building 12, "THE RIDGE CONDOMINIUM PHASE 4" FIRST AMERICAN TITLE CO.

Tax Parcel Number(s): P112648, 4711-000-024-0000

A88721E-1

Unit 24, Building 12, "THE RIDGE CONDOMINIUM PHASE 4", 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 220 through 223, records of Skagit County, Washington.

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

Dated July 21, 2006

Stuart Irene Living Trust

[Signature]
By: James R. Stuart, Trustee

[Signature]
By: Irene Stuart, Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 01 2006

3928

8015.00

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

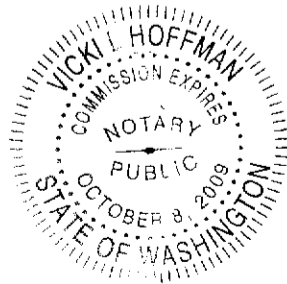
STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that James R. Stuart and Irene Stuart is/are the person(s) who appeared before me, and said person(s) acknowledge they signed this instrument, on oath stated they is/are authorized to execute the instrument and acknowledge that as the Trustee of Irene Stuart Living Trust dated July 1, 2002 to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 7-28-06

[Signature]
Vicki L Hoffman

Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 10-8-09



EXCEPTIONS:

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

Plat/Subdivision Name: The Ridge Condominium Phase 4
Recorded: February 6, 1998
Auditor's No.: 9802060103

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. A note as follows:

Easements for access, irrigation control valves, sewer, storm drain, power, water, gas, telephone and television as delineated on the face of "The Plat of the Ridge Condominium Phase 3", recorded in Volume 16 of Plats, pages 164 through 167, records of Skagit County, Washington.
3. 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.
4. Rockwall encroachment onto Spruce Avenue.

B. 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
Recorded: March 27, 1970
Auditor's No.: 737329
Regarding: Water and sewer easements

C. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Pacific Ridge Properties LLC, Association of Unit Owners of Ridge Condominium
And: Ronald A. Woolworth
Dated: April 27, 2004
Recorded: April 29, 2004
Auditor's No.: 200404290123
Regarding: Storm water detention facility



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D. 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.

Supplemental Declaration submitting Phase 4 recorded February 6, 1998, under Auditor's File No. 9802060104.

E. 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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