

When recorded return to:

Mr. and Mrs. Frank Guard
246 #2 School House Road
Friday Harbor, WA 98250

Recorded at the request of:
First American Title
File Number: A92304



200708030144
Skagit County Auditor

8/3/2007 Page 1 of 5 1:45PM

Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.

A92304E-2

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 Melissa Guard and Frank Guard, wife and husband the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Unit 203, Building C, "MARINER'S RIDGE A CONDOMINIUM"

Tax Parcel Number(s): P124671, 4894-003-203-0000

Unit 203, Building C, "MARINER'S RIDGE A CONDOMINIUM", according to the Declaration recorded June 12, 2006, under Auditor's File No. 200606120160 and Survey Map and Plans recorded under Auditor's File No. 200606120159.

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

Dated August 1, 2007

Homestar Northwest, LLC

By: [Signature]
John Wynstra, Sales Manager
Homestead Northwest, Inc., Member

3703
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 03 2007

Amount Paid \$ 5967.11
By Skagit Co. Treasurer Deputy

STATE OF WASHINGTON }
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence that John Wynstra is the person who appeared before me, and said person acknowledges that he signed this instrument, on oath stated he is authorized to execute the instrument and acknowledge that as the Sales Manager of Homestar Northwest, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

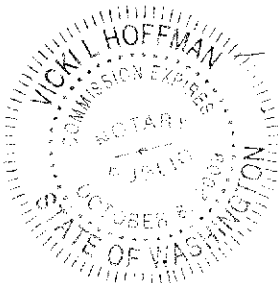
Dated: 8-1-07

[Signature]

Notary Public in and for the State of Washington

Residing at Anacortes

My appointment expires: 10-8-09



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

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



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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

K. 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. Forty-four (44) foot wide access and utility easement.



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

Plat/Subdivision Name: Mariner's Ridge A Condominium
Recorded: June 12, 2006
Auditor's No.: 200606120159

Said matters include but are not limited to the following:

1. We the undersigned owner(s) in fee simple, ("Declarant"), hereby declare this survey map and plans and dedicate the same for condominium purposes. This survey map and plans and any portion thereof shall be restricted by the terms of the condominium declaration filed contemporaneously herewith. This dedication is not for any other use than to meet the requirements of the Washington Condominium Act for a survey and plans and to submit the property herein described to the provisions of the act as provided in the declaration.
2. 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.
3. Ownership and easement for 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.
4. Mariner's Ridge Homeowners Association, Mariners Ridge Villas Homeowners Association and future condominiums or amendments to this condominium are jointly and equally responsible on a pro-rata per unit basis to maintain and operate the easement for ingress and egress to Mariner's Ridge Villas, to maintain and operate the emergency access and gate over Portage Lane, and to maintain and operate site entry landscaping and lighting to Parcel "B".
5. A 5 foot wide walking path easement is granted to City of Anacortes in the Northwest corner of Parcel "B". Easement is parallel to West boundary of Parcel "B" and extends 20 feet South of easement granted by Auditor's File No. 200404290125.
6. Building "A", Building "B" and Parcel "A" are "subject to development rights set forth in the declaration" and "may be added to the condominium," Parcel "A" "may be withdrawn from the condominium".
7. Mariner's Ridge Homeowners Association and future condominiums or amendments to this condominium are jointly and equally responsible on a pro-rata per unit basis to maintain, operate and pay fees for garbage and recycle receptacles and service, and to maintain and operate landscaping and any improvements over Parcel "A".
8. Fifty (50) foot wide right-of-way to be dedicated as shown in Ordinance No. 2362, recorded under Auditor's File No. 9510100106, records of Skagit County.



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M. 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.

N. 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: June 12, 2006
Auditor's File No.: 200606120160



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