

When recorded return to:

Sam R. Scribner  
3614 Portage Lane #103  
Anacortes, WA 98221

Recorded at the request of:  
Guardian Northwest Title & Escrow  
File Number A96440



200902180054  
Skagit County Auditor

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Statutory Warranty Deed

A96440-1

GUARDIAN NORTHWEST TITLE CO.

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 Sam R. Scribner, a single individual the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Unit 103, Building B, "FIRST AMENDMENT TO MARINER'S RIDGE A CONDOMINIUM"

Tax Parcel Number(s): P127642, 4959-002-103-0000

Unit 103, Building B, "FIRST AMENDMENT TO MARINER'S RIDGE A CONDOMINIUM", according to the Declaration recorded June 19, 2008, under Auditor's File No. 200806190102 and Survey Map and Plans recorded under Auditor's File No. 200806190101, being an amendment to "MARINER'S RIDGE A CONDOMINIUM", recorded under Auditor's File No. 200606120159.

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

Dated 2/04/2009

Homestar Northwest, LLC

By: Cristina Bauche, Sales Representative  
Homestead NW, Inc., Member

413  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

FEB 18 2009

Amount Paid \$ 3208.11  
By Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

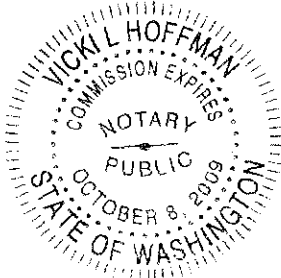
I certify that I know or have satisfactory evidence that Cristina Bauche is the person who appeared before me, and said person(s) acknowledge that she signed this instrument, on oath stated she is authorized to execute the instrument and acknowledge that as the Sales Representative of Homestead NW, Inc., Member of Homestar Northwest, LLC to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 2-10-09

Notary Public in and for the State of Washington

Residing at Anacortes

My appointment expires: 10-8-09



## EXHIBIT A

### 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.

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

Plat/Subdivision Name: Mariner's Ridge A Condominium and First Amendment to Mariner's Ridge  
Recorded: June 12, 2006 and June 19, 2008  
Auditor's Nos.: 200606120159 and 200806190101



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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

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: June 18, 2008  
Recorded: June 19, 2008  
Auditor's No.: 200806190102

O. Public and Private easements, if any, over vacated portion of said premises.

P. Development Rights as set out on the face of Mariner's Ridge Condominium.



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