



200908140109

Skagit County Auditor

8/14/2009 Page 1 of 4 11:22AM

When recorded return to:

Marc W. Stirton
3614 Portage Lane #206
Anacortes, WA 98221

Recorded at the request of:

File Number: A97948

Statutory Warranty Deed

A97948-1
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 Marc W. Stirton, a single individual the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Unit 206, Building B, "FIRST AMENDMENT TO MARINER'S RIDGE A CONDOMINIUM"

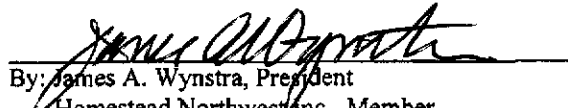
Tax Parcel Number(s): P127650, 4959-002-206-0000

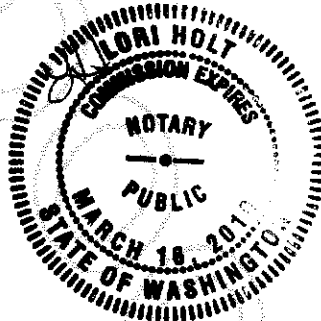
Unit 206, Building B, "FIRST AMENDMENT TO MARINER'S RIDGE A CONDOMINIUM", according to the Declaration recorded June 19, 2008, under Auditor's File No. 200806190102 and Survey Map and Plans recorded under Auditor's File No. 200806190101, being an amendment to "MARINER'S RIDGE A CONDOMINIUM", recorded under Auditor's File No. 200606120159.

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

Dated 8/11/2009

Homestar Northwest, LLC

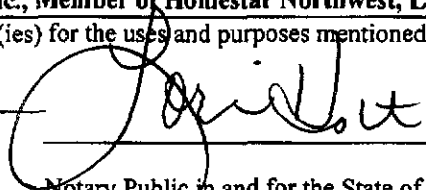

By: James A. Wynstra, President
Homestead Northwest Inc., Member



STATE OF Washington }
COUNTY OF Whacom } SS:

I certify that I know or have satisfactory evidence that James W. Wynstra is the person who appeared before me, and said person acknowledge that he signed this instrument, on oath stated he is authorized to execute the instrument and acknowledge that as the President of Homestead Northwest 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: August 11, 2009


Notary Public in and for the State of Washington
Residing at Lynden
My appointment expires: March 16, 2010

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2468
AUG 14 2009

Amount Paid \$ 5612.00
Skagit Co. Treasurer
By mm Deputy

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



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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

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 and First Amendment to Mariner's Ridge
Recorded: June 12, 2006 and June 19, 2008
Auditor's Nos.: 200606120159 and 200806190101

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 and January 12, 2009
Recorded: June 19, 2008 and January 20, 2009
Auditor's Nos.: 200806190102 and 200901200023

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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