



201010130075

Skagit County Auditor

10/13/2010 Page

1 of

4 3:26PM

When recorded return to:

Grandview Resources, LLC, Christina B. Romeo  
1479 Sue Barnett Drive  
Houston, TX 77018

Recorded at the request of:

File Number: A100333

# Statutory Warranty Deed

A100333-1  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Anacortes View Ridge, 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 Grandview Resources, LLC, a Texas limited liability company, and Christina B. Romeo, a single individual the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Unit D-101, "VIEW RIDGE VILLAS, A CONDOMINIUM"

Tax Parcel Number(s): P126929, 4944-004-101-0000

Unit D-101, "VIEW RIDGE VILLAS, A CONDOMINIUM", according to the Declaration thereof, recorded November 13, 2007, under Auditor's File No. 200711130143, amended by Auditor's File No. 200809250040 and 200809260054, and according to the Survey Map and Plans thereof recorded November 13, 2007, under Auditor's File No. 200711130142, records of Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey, as per Exhibit "A" attached hereto

Dated 9/16/2010

Anacortes View Ridge, LLC

By: Jeff Hendricks, Managing Member

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
3127

OCT 13 2010

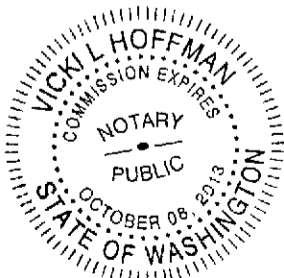
Amount Paid \$ 3885.40  
Skagit Co. Treasurer  
By *mdm* Deputy

STATE OF Washington  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Jeff Hendricks is/are the person(s) who appeared before me, and said person(s) acknowledge that he signed this instrument, on oath stated he is/are authorized to execute the instrument and acknowledge that as the Managing Member of Anacortes View Ridge, LLC to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 9-27-10

*Vicki L Hoffman*  
Vicki L Hoffman  
Notary Public in and for the State of Washington  
Residing at Anacortes, Washington  
My appointment expires: 10/08/2013



## EXHIBIT A

### EXCEPTIONS:

A. Relinquishment of right of access to State Highway and of light, view and air, under terms of deed to the State of Washington, recorded November 11, 1956, and November 26, 1956, under Auditor's File Nos. 543652 and 558888, respectively.

B. Covenants contained in Contract dated June 28, 1974 and recorded July 1, 1974, as Auditor's File No. 803083, through which title is claimed:

Purchaser covenants he will not unreasonably obstruct the view of the existing home belonging to Norman S. Beets, adjacent to the above described premises. Purchaser also covenants that no single family residences shall be constructed on the property conveyed that are smaller in size than 1,000 square feet.

### C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes  
Dated: February 14, 1977  
Recorded: February 15, 1977  
Auditor's No.: 851033  
Purpose: Sanitary sewer  
Area Affected: A twenty (20) foot wide portion of the common areas

The following Paragraphs "D." through "H." affect Beneficial Access Easement recorded as Auditor's File No. 8904130063

D. Matters shown on the face of the Plat of Stittwood Division III as per plat recorded in Volume 13, page 74.

### E. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: April 13, 1989  
Auditor's No.: 8904130063  
Purpose: Ingress, egress and utilities  
Area Affected: Blue Heron Circle

### F. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: July 2, 1985  
Recorded: August 21, 1985  
Auditor's No.: 8508210050  
Executed By: William D. Stitt, et al

G. Dedication of the common areas and Blue Heron Circle to Property Owner's Association as set forth in documents recorded under Auditor's File Nos. 8503280060 and 8503280059.

H. Any questions that may arise regarding access to the subject property due to the fact that access is over a common area which is owned by the Property Owner's Association.



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I. 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.

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

Plat/Subdivision Name: View Ridge Villas, a Condominium  
Recorded: November 13, 2007  
Auditor's No.: 200711130142

Said matters include but are not limited to the following:

1. Each deck/patio depicted hereon is a limited common element allocated to the unit to which it is immediately adjacent.
2. Driving lane in parking lot is common element (CE).
3. Storage sheds adjacent to the parking stalls are limited common element (LCE) for the use of the units to which they are assigned.
4. Some parking stalls and storage areas are limited common elements (LCE) for the use of the units to which they are assigned, as described on Exhibit C to the Declaration.
5. Access to stormwater facilities and sewer main manholes to remain unobstructed for inspection and maintenance of the system. Access roads are to be maintained for vehicle access. No alteration is allowed without City of Anacortes approval.
6. All driveway(s)/parking lot(s), landscape area and stormwater facilities on this development are private. The condominium association shall be responsible for maintaining the said driveway(s)/parking lot(s) and utilities. The City of Anacortes shall have an easement over and under the driveway(s)/parking lot(s) for maintenance, repair and construction of the City owned sanitary sewer facility and watermain.
7. An easement is hereby reserved for and granted to the City of Anacortes, Puget Sound Energy, Verizon Telephone Co. of the Northwest, Cascade Natural Gas Corporation, U.S. Postal Service, AT&T Telecommunications Inc., and their respective successors and assigns under and upon the private roadways and utilities easements (10 foot, 7 foot) shown hereon, and along the route 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 units within this development and other property as may be developed in association with expansions to this development, together with the right to enter any grantor upon the units 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 this development or to the condominium association by the exercise of rights and privileges herein granted.



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K. 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: November 13, 2007  
Auditor's File No.: 200711130143

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declarations Dated: September 24, 2008 and September 26, 2008  
Recorded: September 25, 2008 and September 26, 2008  
Auditor's Nos.: 200809250040 and 20809260054

L. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Comcast of Washington IV, Inc.  
Dated: October 10, 2007  
Recorded: May 23, 2008  
Auditor's No.: 200805230071  
Purpose: Broadband communications services  
Affects: Common areas



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