

When recorded return to:

Leonard D. Warden and Stephanie D. Warden  
2400 Aurora Avenue N #209  
Seattle, WA 98109



201010290087  
Skagit County Auditor

10/29/2010 Page 1 of 3 11:01AM

Recorded at the request of:

File Number: A100598

**Statutory Warranty Deed**

*A100598*  
GUARDIAN NORTHWEST TITLE CO

THE GRANTOR **Teresa G. Long**, an unmarried woman for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, and as part of an **IRS 1031 Tax Deferred Exchange**, in hand paid, conveys and warrants to **Leonard D. Warden and Stephanie D. Warden, husband and wife** 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"

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

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.

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 described in Exhibit "A" attached hereto

Dated 10/19/2010

*Teresa G. Long*  
\_\_\_\_\_  
Teresa G. Long

*3307*  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

OCT 29 2010

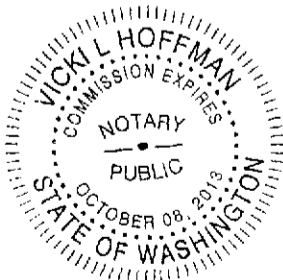
Amount Paid \$ *7303.00*  
Skagit Co. Treasurer  
By *lp* Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Teresa G. Long**, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 10-20-10

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



# EXHIBIT A

## 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



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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