

WHEN RECORDED RETURN TO
ROGER FANNING
4309 BLUE HERON CIRCLE #D105
ANACORTES, WASHINGTON 98221



201109160061
Skagit County Auditor

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CHICAGO TITLE
620013861



CHICAGO TITLE COMPANY

1324896

STATUTORY WARRANTY DEED

THE GRANTOR(S)

KENNETH R. HUNTING AND NANCY ARNOLD-HUNTING, HUSBAND AND WIFE

for and in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to

ROGER FANNING, AND KATHERINE ANN WRIGHT, HUSBAND AND WIFE

the following described real estate situated in the County of SKAGIT

State of Washington:

SUBJECT TO: EXCEPTIONS SET FORTH ON ATTACHED EXHIBIT "B" AND BY THIS REFERENCE MADE A PART HEREOF AS IF FULLY INCORPORATED HEREIN.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20112780
SEP 16 2011

Amount Paid \$ 3743.00
Skagit Co. Treasurer
By *mm* Deputy

Abbreviated Legal: UNIT D-105 CONDO: VIEW RIDGE VILLAS A CONDO

Tax Account Number(s):

P126937 AND 4944-004-105-0000

Dated: SEPTEMBER 14, 2011

KENNETH R. HUNTING

NANCY ARNOLD-HUNTING

LPB10/KLC/052006

STATE OF WASHINGTON
COUNTY OF KING

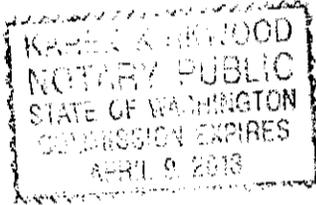
SS

ON THIS 15th DAY OF SEPTEMBER, 2011 BEFORE ME, THE UNDERSIGNED,
A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED
AND SWORN, PERSONALLY APPEARED KENNETH R. HUNTING AND NANCY
ARNOLD-HUNTING KNOWN TO ME TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO
EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT THEY SIGNED AND
SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES
AND PURPOSES HEREIN MENTIONED.

Karen Kirkwood

NOTARY SIGNATURE

PRINTED NAME: KAREN KIRKWOOD
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT RENTON.
MY COMMISSION EXPIRES ON 4/9/13.



NOTARY/RDA/092100



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CHICAGO TITLE COMPANY

EXHIBIT A

Escrow No.: 1324896

LEGAL DESCRIPTION

The land referred to is situated in the State of Washington, County of SKAGIT, and is described as follows:

Unit D-105, "VIEW RIDGE VILLAS, A CONDOMINIUM", according to the Declaration thereof, recorded November 13, 2007, under Auditor's File No. 200711130143, and any amendments thereto, and according to the Survey Map and Plans thereof recorded November 13, 2007, under Auditor's File No. 200711130142, records of Skagit County, Washington.

Situated in Skagit County, Washington.



CHICAGO TITLE COMPANY

EXHIBIT B

Escrow No.: 1324896

Relinquishment of access to State Highway and of light, view and air by Deed:

Grantee: State of Washington
Recording Date: November 11, 1956 and November 26, 1956
Recording No.: 543652 and 558888, respectively

Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: July 1, 1974
Recording No.: 803083

Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: February 15, 1977
Auditor's No(s): 851033, records of Skagit County, Washington
In favor of: City of Anacortes, a municipal corporation
For: Sanitary Sewer

Covenant in Declaration of Easement;
Recorded: April 13, 1989
Auditor's File No.: 8904130063, records of Skagit County, Washington
As Follows:

Costs or repair, maintenance, and upkeep of said private road, shall be borne by the owners of the principal tracts who have an appurtenant interest in said private road.

Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 7, 1989
Auditor's No(s): 8906070005, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: 10 foot right-of-way

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on PLAT OF STITTWOOD DIV. III:

Recording No: 8307150036

Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: August 21, 1985
Recording No.: 8508210050

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.

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.

EXHIBIT/RDA/0999



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Skagit County Auditor

CHICAGO TITLE COMPANY

EXHIBIT B

Escrow No.: 1324896

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on VIEW RIDGE VILLAS, A CONDOMINIUM:

Recording No: 207711130142

The matters set forth in the document shown below which, among other things, contains or provides for: certain easements; liens and the subordination thereof; provisions relating to partition; restrictions on severability of component parts; and covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including, but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Entitled: Condominium Declaration Containing Covenants, Conditions, Restrictions and Reservations for View Ridge Villas, a Condominium
Recording Date: November 13, 2007
Recording No.: 200711130143

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 25, 2008 and September 26, 2008
Recording No.: 200809250040 and 200809260054

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Comcast of Washington IV, Inc.
Purpose: Broadband communication services
Recording Date: May 23, 2008
Recording No.: 200805230071
Affects: Common areas

Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: January 28, 2008
Recording No.: 200801280007
Matters shown: Curb and related improvements

EXHIBIT/RDA/0999



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