



201202280184

Skagit County Auditor

2/28/2012 Page

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5 4:21PM

After Recording Mail to:
Jesse D. Rodman
McGavick Graves, P.S.
1102 Broadway, Suite 500
Tacoma, WA 98401

CORRECTION QUIT CLAIM DEED

The Grantor, Juliette A. Scolari (formerly known as Juliette Williamson), a married women dealing with her separate property, for and in consideration of RE-RECORD FOR CORRECTION IN THE SPELLING OF THE GRANTEE'S NAME IN THAT CERTAIN QUIT CLAIM DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 201202070055, conveys and quit claims to the Grantee, CANDOR, LLC, a Washington limited liability company, the following described real estate situate in the County of Skagit, State of Washington, together with all after acquired title of the grantors herein, the following described property:

Abbreviated Legal: Unit 101, Building B, 'FIRST AMENDMENT TO MARINER'S RIDGE A CONDOMINIUM'

Tax Parcel No. P127640, 4959-002-101-0000

Unit 101, 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 easements, restrictions and other Exceptions set forth on Exhibit "A" attached hereto.

DATED this 13 day of February, 2012.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2012511
FEB 28 2012

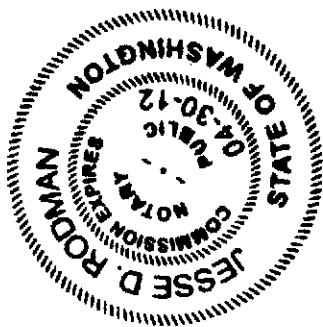
Amount Paid \$ 10
By Mh Skagit Co. Treasurer Deputy
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JULIETTE A. SCOLARI

STATE OF WASHINGTON)
) ss.
COUNTY OF PIERCE)

On this day personally appeared before me, Juliette A. Scolari, known to me to be the individual described in and who executed the within and foregoing Quit Claim Deed and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 13th day of February 2012.



Notary Public for the State of Washington
Jesse D. Rodman
Residing at 1102 Broadway, Suite 500,
Tacoma, Washington
My Commission expires: April 30, 2012



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

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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

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:

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Recorded:
Auditor's No.:

November 28, 1995
9511280032

Said matters included 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

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.

