

When recorded return to:

Samantha A Skeens
4310 Blue Heron Circle #204
Anacortes, WA 98221



201209170143
Skagit County Auditor

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 05-00157-12

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Grantor: Abigail M Salmans
Grantee: Samantha A Skeens

Tax Parcel Number(s): 4944-003-204-0000 P126924

Abbreviated Legal:

CHICAGO TITLE
620016274

Statutory Warranty Deed

THE GRANTOR Abigail M Salmans, a Single Person for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Samantha A Skeens, a Single Person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

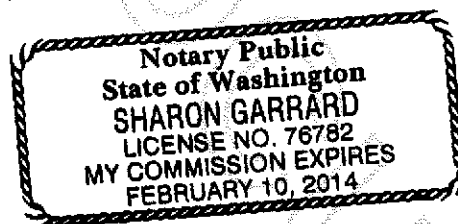
Unit C-204, condo: View Ridge Villas

Unit C-204, 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.

SUBJECT TO: SEE EXHIBIT "A" ATTACHED

Dated August 23, 2012

Abigail M Salmans



State of Washington
County of Island } SS:

I certify that I know or have satisfactory evidence that Abigail M Salmans

is/are the person(s) 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.

Dated: August 23, 2012

Sharon Garrard
Notary Public in and for the State of Washington
Residing at Oak Harbor
My appointment expires: 2/10/2014

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2012 2926
SEP 17 2012

Amount Paid \$ 3903.00
Skagit Co. Treasurer
By mm Deputy

EXHIBIT "A"

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

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 "A"

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.

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

City, county or local improvement district assessments, if any.

Assessments, if any, levied by City of Anacortes.

Assessments, if any, levied by Unit Owners Association of View Ridge Villas, a condominium.



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Skagit County Auditor