

When recorded return to:
Skagit Investments, LLC
6192 Campbell Lake Road
Anacortes, WA 98221

201301280099
Skagit County Auditor

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Recorded at the request of:

File Number: A102876

Statutory Warranty Deed

A102876

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Mariner's 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 Skagit Investments, LLC, a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Unit 200 and Unit 202, Building B, "FIRST AMENDMENT TO MARINER'S RIDGE A CONDOMINIUM"

Tax Parcel Number(s): P127644, 4959-002-200-0000, P127646, 4959-002-202-0000

Unit 200 and Unit 202, 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.

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 1/17/2013

Mariner's Ridge, LLC

By: Gerald Edmonds, Manager

By: Arlyn Plagerman, Manager

By: Stanley Jensen, Manager

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2013279
JAN 28 2013

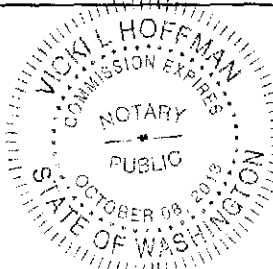
STATE OF Washington }
COUNTY OF SKAGIT } SS:

Amount Paid \$ 3565.⁰⁰
Skagit Co. Treasurer
By mem Deputy

I certify that I know or have satisfactory evidence that Gerald Edmonds is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Manager of Mariner's Ridge LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 1-23-13

Vicki L Hoffman



Notary Public in and for the State of Washington

Residing at ANACORTES

My appointment expires: 10-8-13

Order No:

STATE OF Washington }
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence that Arlyn Plagerman is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Manager of Mariner's Ridge LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 1-23-13 Vicki L Hoffman
Notary Public in and for the State of Washington
Residing at ANACORTES
My appointment expires: 10-8-13

STATE OF Washington }
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence that Stanley Jensen is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Manager of Mariner's Ridge LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 1-23-13 Vicki L Hoffman
Notary Public in and for the State of Washington
Residing at ANACORTES
My appointment expires: 10-8-13



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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
Affects: Common Area



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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:

Recorded: November 28, 1995
Auditor's No.: 9511280032

Said matters include but are not limited to the following:

- I. Forty-four (44) foot wide access and utility easement.



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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.



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