



201302280060

Skagit County Auditor

2/28/2013 Page 1 of 4 10:53AM

When recorded return to:
Betty L Johnson and Ernest L Waddell
3603 Portage Lane
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620017992

CHICAGO TITLE
620017992

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert L Riley, an unmarried individual
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Betty L Johnson, an unmarried individual and Ernest L Waddell,
an unmarried individual, as joint tenants with the right of survivorship and not as tenants in common or
community property

the following described real estate, situated in the County of Skagit, State of Washington:

Unit D-2, MARINER'S RIDGE VILLAS, A CONDOMINIUM, according to the Declaration thereof
recorded December 7, 2005, under Auditor's File No. 200512070089, records of Skagit County,
Washington and any amendments thereof; and Survey Map and Plans recorded December 7,
2005, under Auditor's File No. 200512070088, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P123814 / 4877-000-004-0200

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Schedule B, Special Exceptions, Chicago Title Company Order 620017992; and Skagit County Right
To Farm Ordinance, which are attached hereto and made a part hereof.

THE GRANTEES BY SIGNING THE ACCEPTANCE BELOW, EVIDENCE THEIR INTENTION TO
ACQUIRE SAID PREMISES AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, AND NOT
AS TENANTS IN COMMON OR AS COMMUNITY PROPERTY.

Betty L. Johnson

Ernest L. Waddell

Dated: February 13, 2013

Robert L Riley

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2013 668

FEB 28 2013

Amount Paid \$ 4,170.20
Skagit Co. Treasurer
By *nam* Deputy

STATUTORY WARRANTY DEED

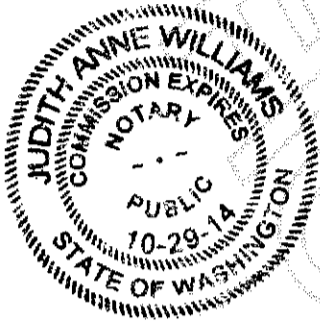
(continued)

State of WASHINGTON
COUNTY of SKAGIT

I certify that I know or have satisfactory evidence that

ROBERT L. RILEY
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: FEB. 25, 2013



Judith Anne Williams
Name: JUDITH ANNE WILLIAMS
Notary Public in and for the State of WA
Residing at: STANWOOD, WA
My appointment expires: 10/29/14

State of WASHINGTON
COUNTY of SKAGIT

I certify that I know or have satisfactory evidence that

BETTY L. JOHNSON + ERNEST L. WADDELL
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: FEB. 25, 2013



Judith Anne Williams
Name: JUDITH ANNE WILLIAMS
Notary Public in and for the State of WA
Residing at: STANWOOD, WA
My appointment expires: 10/29/14



SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Agreement, including the terms and conditions thereof, entered into;
By: City of Anacortes, a municipal corporation
And Between: Raymond G. Jones and Margaret I. Jones, husband and wife, et al
Recorded: March 27, 1960
Auditor's No.: 737329, records of Skagit County, Washington
Providing: Water and sewer easements
2. Easement delineated on the face of said survey;
Recorded: November 28, 1995
Auditor's File No.: 9511280032, records of Skagit County, Washington
For: 50 foot wide waterline
3. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: July 17, 1996
Auditor's No(s): 9607170027, records of Skagit County, Washington
In favor of: Future owners of Phases 1 through 4 of the Ridge Condominium
For: Access and utility purposes
4. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: April 24, 1998
Auditor's No(s): 9804240154, records of Skagit County, Washington
In favor of: Ingress, egress and utilities
For: A 30 foot by 50 foot wedge in the common area
5. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: May 2, 2001
Auditor's No(s): 200105020111, records of Skagit County, Washington
In favor of: City of Anacortes
For: Construction, maintenance and repair of a waterline and appurtenances,
over, under and across said premises
Affects: Common area
6. Agreement, including the terms and conditions thereof, entered into;
By: Ronald A. Woolworth
And Between: Pacific Ridge Properties LLC and Association of Unit Owners of the Ridge
Condominium
Recorded: April 29, 2004
Auditor's No.: 200404290123, records of Skagit County, Washington
Providing: Landscape and water detention maintenance
7. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: April 29, 2004
Auditor's No(s): 200404290124, records of Skagit County, Washington
In favor of: Association of Unit Owners of the Ridge Condominium
For: Parking and landscaping
Affects: Common area
8. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: April 29, 2004
Auditor's No(s): 200404290125, records of Skagit County, Washington
In favor of: City of Anacortes
For: Walking path
Affects: Common area
9. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: April 29, 2004
Auditor's No(s): 200404290126, records of Skagit County, Washington
In favor of: Association of Unit Owners of the Ridge Condominium
For: Storm drainage
Affects: Common area
10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary



201302280060
Skagit County Auditor

SCHEDULE "B"

appurtenances
Recording Date: May 23, 2005
Recording No.: 200505230147

- 11. 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.
- 12. Terms, covenants, conditions, easements, and restrictions And liability for assessments contained in Declaration of Condominium, but omitting any covenant or restrictions, if any, 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 law;
Recorded: December 7, 2005
Auditor's No.: 200512070089, records of Skagit County, Washington

And in Amendments thereto
Recorded: August 24, 2007
Auditor's No.: 200708240097 and 200708240098, records of Skagit County, Washington
- 13. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: December 9, 1976
Auditor's No(s): 847220, records of Skagit County, Washington
In favor of: City of Anacortes, a municipal corporation
For: Waterlines
- 14. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 17, 1996
Auditor's No(s): 9607170027, records of Skagit County, Washington
In favor of: Future owners of Phases 1 through 4 of the Ridge Condominium
For: Access and utility purposes
- 15. Public and private easements, if any, over vacated portion of said premises.
- 16. 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 MARINERS RIDGE VILLAS, A CONDOMINIUM:

Recording No: 200512070088
- 17. City, county or local improvement district assessments, if any.
- 18. Assessments, if any, levied by City of Anacortes.
- 19. Assessments, if any, levied by Mariner's Ridge Villas Condominium Owners Association.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.

SKAGIT COUNTY RIGHT TO FARM ORDINANCE

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.



201302280060

Skagit County Auditor