



When recorded return to:  
Sharon A. Johnson  
3903 View Ridge  
Anacortes, WA 98221

Skagit County Auditor \$74.00  
9/30/2013 Page 1 of 3 2:46PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620019836

CHICAGO TITLE  
620019836

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Carolyn M. Rancour and Richard D. Turnbaugh, wife and husband  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Sharon A. Johnson, a single woman

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

Unit 16, Building 8, THE RIDGE CONDOMINIUM PHASE III, a condominium, according to the  
Declaration thereof recorded under Auditor's File No. 9607170029 and any amendments thereto,  
AND Survey Map and Plans thereof recorded in Volume 16 of Plats, pages 164 through 167,  
records of Skagit County, Washington;

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P111457 / 4396-000-016-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Chicago Title Company Order 620019836, Schedule B, Special Exceptions; and Skagit County Right to  
Farm Ordinance, which are attached hereto and made a part hereof.

Dated: September 23, 2013

Carolyn M. Rancour  
Carolyn M. Rancour

Richard D. Turnbaugh  
Richard D. Turnbaugh

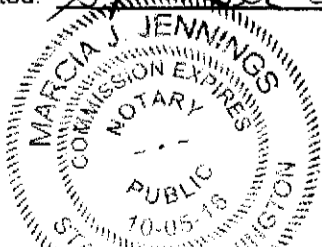
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2013 3981  
SEP 30 2013

Amount Paid \$ 6413.00  
Skagit Co. Treasurer  
By ick Deputy

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that  
Carolyn M. Rancour and Richard D. Turnbaugh  
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: September 23, 2013



Marcia J. Jennings

Name: Marcia J. Jennings  
Notary Public in and for the State of WA  
Residing at: Sedro-Woolley WA  
My appointment expires: 10/5/2016

**SCHEDULE "B"**  
**Special Exceptions**

**SPECIAL EXCEPTIONS**

1. 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 THE RIDGE CONDOMINIUM PHASES 1 AND 2:  
  
Recording No: 9607170028
2. 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 THE RIDGE CONDOMINIUM PHASE III:  
  
Recording No: 9705010034
3. Matters with respect to the exact location of fences disclosed by Survey recorded in Volume 17 of Surveys, pages 173 and 174, recorded under Auditor's File No. 9511280032, records of Skagit County, Washington.
4. Terms, covenants, conditions, easements, and restrictions and liability for assessments contained in Declaration of Condominium and Supplemental for said condominium, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 2607 of the United States Code or (b) relates to handicap by does not discriminate against handicap persons.  
Recorded: July 17, 1996, May 1, 1997, and February 6, 1998  
Auditor's Nos.: 9607170029, 9705010035, and 9802060104, records of Skagit County, Washington  
  
AND in Bylaws thereof,  
Recorded: July 17, 1996  
Auditor's No.: 9607170030, records of Skagit County, Washington
5. Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto.
6. Any defeasance of the undivided interest upon inclusion of any subsequent phase(s) to the condominiums.
7. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: July 17, 1996  
Auditor's No(s): 9607170030, records of Skagit County, Washington  
Imposed By: The Association of Unit Owners of the Ridge Condominium
8. Agreement, including the terms and conditions thereof, entered into;  
By: Pacific Ridge Properties, LLC  
And Between: Ronald A. Woolworth  
Recorded: April 29, 2004  
Auditor's No. 200404290123, records of Skagit County, Washington  
Providing: Storm water detention
9. 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, 1970  
Auditor's No. 737329, records of Skagit County, Washington  
Providing: Water and sewer easements
10. City, county or local improvement district assessments, if any.



**SCHEDULE "B"**  
**Special Exceptions**

- 11. Assessments, if any, levied by City of Anacortes.
- 12. Assessments, if any, levied by Association of Unit Owners of the Ridge Condominium.

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.

