

When recorded return to:
Liam McKeever
3613 Portage Lane
Anacortes, WA 98221

Recorded at the request of:

File Number: A107189



Skagit County Auditor
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\$75.00
4 11:09AM

Statutory Warranty Deed

A107189-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Bill Love, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Liam McKeever, a single man the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Unit G-1 Mariner's Ridge Villas, a Condominium

Tax Parcel Number(s): P123819, 4877-000-007-0100

Unit G-1, "MARINER'S RIDGE VILLAS, A CONDOMINIUM", according to the Declaration recorded December 7, 2005 under Auditor's File No. 200512070089 and Survey Map and Plans recorded under Auditor's File No. 200512070088.

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 described in Exhibit "A" attached hereto

Dated 3/12/2014


Bill Love

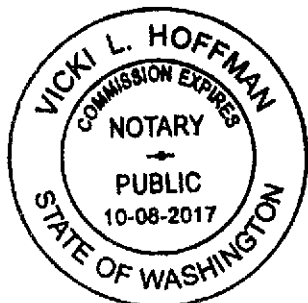
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2014820
MAR 17 2014

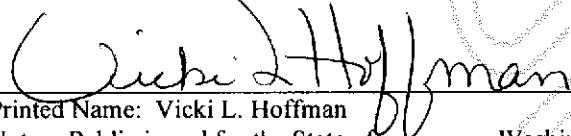
Amount Paid \$ 3743.⁰⁰
Skagit Co. Treasurer
By  Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Bill Love, the persons who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 3-12-14




Printed Name: Vicki L. Hoffman
Notary Public in and for the State of
Residing at Anacortes, WA
My appointment expires: 10/08/2017

Washington

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 DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING
PLAT/SUBDIVISION:

Plat/Subdivision Name: Mariner's Ridge Villas
Recorded: December 7, 2005
Auditor's No.: 200512070088

L. 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.



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M. 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: December 7, 2005
Auditor's File No.: 200512070089

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: August 23, 2007
Recorded: August 24, 2007
Auditor's No.: 200708240097 and 200708240098



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