



201508110054

Skagit County Auditor

\$74.00

8/11/2015 Page

1 of

3 11:38AM

When recorded return to:

James R. Hansen and Rosemary M. Hansen
1004 Commerical Ave #104
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620024865

CHICAGO TITLE 620024865

STATUTORY WARRANTY DEED

THE GRANTOR(S) George T. Marble, Personal Representative to the estate of Bruce E. Nathane, deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to James R. Hansen and Rosemary M. Hansen, A married couple

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

Unit 12, Building 6, THE RIDGE CONDOMINIUM PHASE 2, a condominium, according to 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 111 to 114, records of Skagit County, Washington.

Situated in Skagit County, Washington.

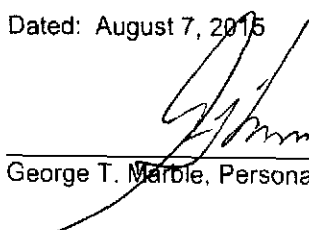
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P109089 / 4678-000-012-0000.

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: August 7, 2015


George T. Marble, Personal Representative to the estate of Bruce E. Nathane, deceased

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20153147
AUG 11 2015

Amount Paid \$ 6.635⁵⁰
Skagit Co. Treasurer
By *Mam* Deputy

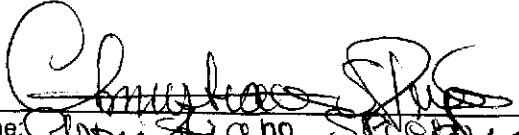
STATUTORY WARRANTY DEED
(continued)

State of Washington

County of Skagit ^{King}

certify that I know or have satisfactory evidence that George Marble is the person(s) who appeared before me, and said person acknowledged that (he) signed this instrument, on oath stated that (he) was authorized to execute the instrument and acknowledged it as the Personal Representative of Bruce E. Nathane, deceased to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: August 10, 2015


Name: Christiane S. Pieper
Notary Public in and for the State of Washington
Residing at: Tacoma, WA
My appointment expires: 03-02-2019

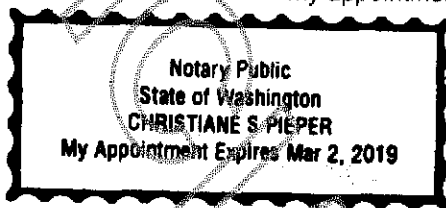


EXHIBIT "A"

Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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. Matters with respect to the exact location of fences disclosed by Survey recorded Volume 17 of Surveys, pages 173 and 174, recorded under Auditor's File No. 9511280032, records of Skagit County, Washington.
3. Any defeasance of the undivided interest upon inclusion of any subsequent phase (s) to the Condominiums.
4. Covenants, conditions, easements, and restrictions and liability for assessments contained in Declaration of Condominium for said 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: July 17, 1996, May 1, 1997 and February 6, 1998
Auditor's No(s): 9607170029, 9705010035 and 9802060104 records of Skagit County, Washington

AND in Bylaws thereof
Recorded: July 17, 1996
Auditor's No(s): 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. 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
7. Agreement including the terms and conditions thereof;

Executed by: Pacific Ridge Properties, LLC, et al
Recording Date: April 29, 2004
Recording No.: 200404290123
Providing: Storm water detention
8. 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
9. Dues, charges and assessments, if any, levied by Association Unit Owners of Ridge Condominium.
10. Assessments, if any, levied by City of Anacortes.
11. City, county or local improvement district assessments, if any.