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Skagit County Auditor

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**AFFIDAVIT  
of Allen Family Investments LLC**

REGARDING: Withdrawl From Condominium,

*Land Title and Escrow*

*Accommodation*

Skagit County Assessor's Parcel Number: (P124677) 4894-000-999-0000

This affidavit is made and presented by Tom L. Allen, Manager of Allen Family Investments LLC, herein referred to as the 'AFFIANT'.

The named Affiant hereby executes this affidavit to evidence that they have exercised their right to 'withdraw' the following described parcel from encumbrance of that condominium known as "FIRST AMENDMENT TO MARINER'S RIDGE," a condominium, as per survey map and set of plans recorded June 19, 2008, under Auditor's File No. 200806190101, and as identified in Declaration of Condominium recorded under Auditor's File No. 200606120160 and as modified by Amendments thereto recorded June 19, 2008 January 20, 2009, under Auditor's File Nos. 200806190102 and 200901200023, respectively, records of Skagit County, Washington.

SUBJECT PROPERTY, described as follows:

That portion of the "FIRST AMENDMENT TO MARINER'S RIDGE," a condominium, as per survey map and set of plans recorded June 19, 2008, under Auditor's File No. 200806190101, and as identified in Declaration of Condominium recorded under Auditor's File No. 200606120160 and as modified by Amendments thereto recorded June 19, 2008 January 20, 2009, under Auditor's File Nos. 200806190102 and 200901200023, respectively, records of Skagit County, Washington, described as follows:

Lots 15 through 20 and Lots 1 through 6, Block 36, "KELLOGG AND FORD'S ADDITION TO ANACORTES", according to the plat thereof recorded in Volume 1 of Plats, page 41, records of Skagit County, Washington;

TOGETHER WITH vacated alley in Block 36, vacated in Ordinance No. 2362 and attaches by operation of law;

EXCEPT the North 12.12 feet of Lots 1 through 6 of said Block 36;

*(Continued, next page)*

ALSO EXCEPT that portion described as follows:

Beginning at a point on the West line of said Block 36, 12.12 feet South of the Northwest corner thereof;  
thence South 89°52'32" East for 182.58 feet to an intersection with the East line of Block 36;  
thence South along the East line thereof for 50 feet to a point 153.88 feet North of the Southeast corner thereof;  
thence North 89°52'32" West for 182.35 feet to the West line of said Block 36;  
thence North 0°32'37" West along the West line thereof for 50 feet to the point of beginning;

AND ALSO EXCEPT right-of-way for existing roadway which provides access to the Ridge Development as disclosed by Statutory Warranty Deed recorded as Auditor's File No. 200404290127;

*(The above described parcel is depicted as 'Parcel A' on face of said 'First Amendment to Mariners Ridge' survey map as recorded under Skagit County Auditor's File No. 200806190101)*

Situate in the City of Anacortes, County of Skagit, State of Washington.

Provision of the following information AND execution of this Affidavit is also presented to clarify the following matters

*The affiant attests as follows:*

- 1) The above noted LLC is a Washington State Limited Liability Company (the LLC).
- 2) The noted Manager, Tom L. Allen, has full authority to execute this Affidavit on behalf of said LLC.
- 3) The above noted LLC is the fee titleholder of the property described herein.
- 4) By execution of this Affidavit the affiant hereby holds harmless any party relying on the information herein contained to issue a mortgage, policy of insurance or execute a deed of conveyance for the above described property.
- 5) Authority to withdraw from the subject condominium is based upon provision as outlined at 'Item 23.2 Development Rights, (i) Withdrawal of Subsequent Phases', page 55 of Mariner's Ridge, a Condominium Declaration and Covenants, Conditions, Restrictions and Reservations', recorded under Skagit County Auditor's File No. 200606120160, AND as disclosed/depicted on the face of survey 'First Amendment to Mariner's Ridge', a Condominium, recorded under Skagit County Auditor's File No. 200806190101 (Parcel A, "Subject to Development Rights Set Forth in the Declaration", and "May Be Added or Withdrawn From the Condominium").

*(Continued, next page)*

Executed on this 22<sup>ND</sup> day of DECEMBER, 20 15.

  
\_\_\_\_\_  
Tom L. Allen, Manager  
Allen Family Investments, LLC

STATE OF WA

County of Suagit

I certify that I know or have satisfactory evidence that **Tom L. Allen** is the person who appeared before me, with full authority to act in his capacity as **Manager of Allen Family Investments, LLC**, a **Washington Limited Liability Company**, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated this 22 day of December, 20 15

  
\_\_\_\_\_  
Notary Public in and for the

State of WA, residing at MT. Vernon

My appointment expires 5-5-19

