



201605200105

Skagit County Auditor

\$75.00

5/20/2016 Page

1 of

3 3:13PM

When recorded return to:
Nelham Partners LLC
5120 State Highway 6
Riesel, TX 76682

Recorded at the request of:
Guardian Northwest Title
File Number: A111177

Statutory Warranty Deed

A111177
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR M.A.N. Partners L.P., a Limited Partnership for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Nelham Partners LLC, a Texas Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Unit D-207, View Ridge Villas A Condominium

Tax Parcel Number(s): P126942, 4944 04-207-0000

Unit D-207, "VIEW RIDGE VILLAS, A CONDOMINIUM", according to the Declaration thereof, recorded November 13, 2007, under Auditor's File No. 200711130143, amended by Auditor's File No. 200809250040 and 200809260054, and according to the Survey Map and Plans thereof recorded November 13, 2007, under Auditor's File No. 200711130142, records of Skagit County, Washington.

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 per Exhibit "A" attached hereto

Dated 5/09/2016

M.A.N. Partners, L.P.

By: Mario E. Urrusuno, Managing Partner

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 20 2016

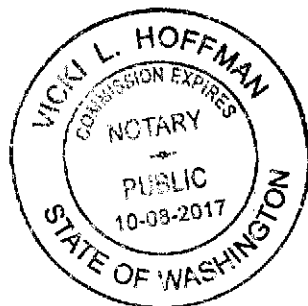
Amount Paid \$4,188.00

By: [Signature] Skagit Co. Treasurer
Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Mario E. Urrusuno is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Managing Partner of M.A.N. Partners LP, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 5-20-16



Vicki L. Hoffman

Notary Public in and for the State of Washington

Residing at Coupeville, Washington

My appointment expires: 10/08/2017

EXHIBIT A

EXCEPTIONS:

A. Relinquishment of right of access to State Highway and of light, view and air, under terms of deed to the State of Washington, recorded November 11, 1956, and November 26, 1956, under Auditor's File Nos. 543652 and 558888, respectively.

B. Covenants contained in Contract dated June 28, 1974 and recorded July 1, 1974, as Auditor's File No. 803083, through which title is claimed:

Purchaser covenants he will not unreasonably obstruct the view of the existing home belonging to Norman S. Beets, adjacent to the above described premises. Purchaser also covenants that no single family residences shall be constructed on the property conveyed that are smaller in size than 1,000 square feet.

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes
Dated: February 14, 1977
Recorded: February 15, 1977
Auditor's No.: 851033
Purpose: Sanitary sewer
Area Affected: A twenty (20) foot wide portion of the common areas

The following Paragraphs "D." through "H." affect Beneficial Access Easement recorded as Auditor's File No. 8904130063

D. Matters shown on the face of the Plat of Stittwood Division III as per plat recorded in Volume 13, page 74.

E. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: April 13, 1989
Auditor's No.: 8904130063
Purpose: Ingress, egress and utilities
Area Affected: Blue Heron Circle

F. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: July 2, 1985
Recorded: August 21, 1985
Auditor's No.: 8508210050
Executed By: William D. Stitt, et al

G. Dedication of the common areas and Blue Heron Circle to Property Owner's Association as set forth in documents recorded under Auditor's File Nos. 8503280060 and 8503280059.

H. Any questions that may arise regarding access to the subject property due to the fact that access is over a common area which is owned by the Property Owner's Association.

I. 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.

J. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Plat/Subdivision Name: View Ridge Villas, a Condominium
Recorded: November 13, 2007
Auditor's No.: 200711130142

K. 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: November 13, 2007
Auditor's File No.: 200711130143

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declarations Dated: September 24, 2008 and September 26, 2008
Recorded: September 25, 2008 and September 26, 2008
Auditor's Nos.: 200809250040 and 20809260054

L. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Comcast of Washington IV, Inc.
Dated: October 10, 2007
Recorded: May 23, 2008
Auditor's No.: 200805230071
Purpose: Broadband communications services
Affects: Common areas