



201605310076

Skagit County Auditor \$75.00
5/31/2016 Page 1 of 3 10:40AM

When recorded return to:
Calvin Mickelson
3715 Portage Lane
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A111417

Statutory Warranty Deed

A111417

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS, Jason E. Tippett and Kara Tippett, a married couple for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Calvin Mickelson, a single man the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Unit L-2, Mariner's Ridge Villas, a Condominium

Tax Parcel Number(s): P123830, 4877-000-012-0200

Unit L-2, "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 ~~5/20/2016~~ 5/25/16

Jason E. Tippett

Kara Tippett
Amount Paid \$ 4864.40

STATE OF Colorado }
COUNTY OF El Paso } SS:

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016 2156
MAY 31 2016

I certify that I know or have satisfactory evidence that Jason E. Tippett and Kara Tippett, the persons who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 5/25/16

Printed Name: Sunni Hansen
Notary Public in and for the State of Colorado
Residing at 1855 Tolstar Dr. CoS Co 80920
My appointment expires: 1-19-19

SUNNI HANSEN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20114002790
MY COMMISSION EXPIRES JANUARY 19, 2019

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

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. 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: 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.

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