

When recorded return to:  
Michael J. Cellini  
3605 Portage Lane  
Anacortes, WA 98221



201606140087  
Skagit County Auditor \$76.00  
6/14/2016 Page 1 of 4 3:28PM

Recorded at the request of:  
File Number: A111556

### Statutory Warranty Deed

A111556  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Rene M. Blanquies and Janet M. Blanquies as Trustees of the Blanquies Family Trust under Trust Agreement dated September 21, 2004 amended March 20, 2012 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GRANTEE Michael J. Cellini, an unmarried man the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:  
Unit E-1, Mariner's Ridge Villas Condo

For Full Legal See Attached Exhibit "A"

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 "B" attached hereto

Tax Parcel Number(s): P123815, 4877-000-005-0100

Dated 6/01/2016

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2016 2423  
JUN 14 2016

Blanquies Family Trust

Amount Paid \$ 4775.<sup>46</sup>  
Skagit Co. Treasurer  
By *man* Deputy

*Rene M. Blanquies*  
By: Rene M. Blanquies, Trustee

*Janet M. Blanquies*  
By: Janet M. Blanquies, Trustee

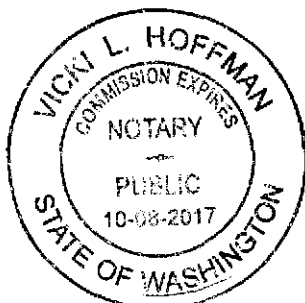
STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Rene M. Blanquies and Janet M. Blanquies are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it as the Trustees of the Blanquies Family Trust, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 6-2-16

*Vicki L. Hoffman*

Vicki L. Hoffman  
Notary Public in and for the State of Washington  
Residing at Coupeville, Washington  
My appointment expires: 10/08/2017



## EXHIBIT A

Unit E-1, "MARINER'S RIDGE VILLAS, A CONDOMINIUM," according to the Declaration recorded December 7, 2005, under Auditor's File No. 200512070089, as amended by those instruments recorded August 24, 2007, under Auditor's File Nos. 200708240097 and 200708240098, and Survey Map and Plans recorded under Auditor's File No. 200512070088, records of Skagit County, Washington.

## EXHIBIT B

### 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:

Name: Record of Survey  
Recorded: November 28, 1995  
Auditor's No.: 9511280032

L. 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, A Condominium  
Recorded: June 12, 2006  
Auditor's No.: 200606120159

M. 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.

N. 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: June 12, 2006  
Auditor's File No.: 200606120160

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: June 18, 2008  
Recorded: June 19, 2008  
Auditor's No.: 200806190102