

When recorded return to:
Sparrow Family Trust
2712 Geer Lane
Anacortes, WA 98221



Skagit County Auditor

\$77.00

9/27/2016 Page

1 of

5 11:39AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620028754

CHICAGO TITLE

620028754

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lisa Y. Woiwod, a married woman as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration in hand paid, conveys, and warrants to Georgia Rizzo Sparrow, Trustee of The Sparrow Family Trust Dated December 13, 1994

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

Unit L-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.

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

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

Tax Parcel Number(s): P123829 / 4877-000-012-0100

Subject to:


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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20164378
SEP 27 2016

Amount Paid \$5558.60
Skagit Co. Treasurer
By *WLM* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: September 24, 2016




Lisa Y. Woiwod

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Lisa Y. Woiwod is the person who appeared before me, 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: September 26, 2016



Name: Lourea L. Garka
Notary Public in and for the State of WASHINGTON
Residing at: Arlington
My appointment expires: 10/27/2018

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| LOUREA L. GARKA STATE OF WASHINGTON NOTARY --- PUBLIC My Commission Expires 10-27-2018 |
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EXHIBIT "A"
Exceptions

1. 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, 1960
Auditor's No.: 737329, records of Skagit County, Washington
Providing: Water and sewer easements
2. Easement delineated on the face of said survey;
Recorded: November 28, 1995
Auditor's File No.: 9511280032, records of Skagit County, Washington
For: 50 foot wide waterline
3. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: July 17, 1996
Auditor's No(s): 9607170027, records of Skagit County, Washington
In favor of: Future owners of Phases 1 through 4 of the Ridge Condominium
For: Access and utility purposes
4. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: April 24, 1998
Auditor's No(s): 9804240154, records of Skagit County, Washington
In favor of: Ingress, egress and utilities
For: A 30 foot by 50 foot wedge in the common area
5. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: May 2, 2001
Auditor's No(s): 200105020111, records of Skagit County, Washington
In favor of: City of Anacortes
For: Construction, maintenance and repair of a waterline and appurtenances,
over, under and across said premises
Affects: Common area
6. Agreement, including the terms and conditions thereof; entered into;
By: Ronald A. Woolworth
And Between: Pacific Ridge Properties LLC and Association of Unit Owners of the Ridge
Condominium
Recorded: April 29, 2004
Auditor's No.: 200404290123, records of Skagit County, Washington
Providing: Landscape and water detention maintenance
7. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: April 29, 2004
Auditor's No(s): 200404290124, records of Skagit County, Washington
In favor of: Association of Unit Owners of the Ridge Condominium

EXHIBIT "A"

Exceptions (continued)

- For: Parking and landscaping
Affects: Common area
8. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: April 29, 2004
Auditor's No(s): 200404290125, records of Skagit County, Washington
In favor of: City of Anacortes
For: Walking path
Affects: Common area
9. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: April 29, 2004
Auditor's No(s): 200404290126, records of Skagit County, Washington
In favor of: Association of Unit Owners of the Ridge Condominium
For: Storm drainage
Affects: Common area
10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: May 23, 2005
Recording No.: 200505230147
11. 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.
12. Terms, covenants, conditions, easements, and restrictions And liability for assessments contained in Declaration of 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: December 7, 2005
Auditor's No.: 200512070089, records of Skagit County, Washington

And in Amendments thereto
Recorded: August 24, 2007
Auditor's No.: 200708240097 and 200708240098, records of Skagit County, Washington
13. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: December 9, 1976
Auditor's No(s): 847220, records of Skagit County, Washington

EXHIBIT "A"

Exceptions (continued)

In favor of: City of Anacortes, a municipal corporation
For: Waterlines

14. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 17, 1996
Auditor's No(s): 9607170027, records of Skagit County, Washington
In favor of: Future owners of Phases 1 through 4 of the Ridge Condominium
For: Access and utility purposes
15. Public and private easements, if any, over vacated portion of said premises.
16. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 MARINERS RIDGE VILLAS, A CONDOMINIUM:

Recording No: 200512070088
17. City, county or local improvement district assessments, if any.
18. Assessments, if any, levied by City of Anacortes.
19. Assessments, if any, levied by Mariner's Ridge Villas Condominium Owners Association.