

When recorded return to:  
Douglas J. Jennings and Heather N. Jennings  
2102 Pennsylvania Court  
Anacortes, WA 98221

Recorded at the request of:  
Guardian Northwest Title  
File Number: A109693



201611180024

Skagit County Auditor \$75.00  
11/18/2016 Page 1 of 3 10:43AM

### Statutory Warranty Deed

A 109693

GUARDIAN NORTHWEST TITLE CO

THE GRANTOR Eagle Ridge Partners, LLC, a Washington limited liability company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Douglas J. Jennings and Heather N. Jennings, a married couple the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lot 6, Eagle Ridge

Tax Parcel Number(s): P125682, 4916-000-006-0000

Lot 6, "PLAT OF EAGLE RIDGE", as per plat recorded January 11, 2007 under Auditor's File No. 200701110039, 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 11/10/2016

Eagle Ridge Partners, LLC

By: Frank Lewis, Managing Member

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20165234  
NOV 18 2016

Amount Paid \$9172.00  
Skagit Co. Treasurer  
By *Mam* Deputy

STATE OF Nevada }  
COUNTY OF Clark } SS:

I certify that I know or have satisfactory evidence that Frank Lewis is the person who appeared before me, and said person acknowledged that Frank Lewis signed this instrument and acknowledged it as the Managing Member of Eagle Ridge Partners, LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 11/14/16



Notary Public in and for the State of Nevada

Residing at Wells Fargo Bank

My appointment expires: 11/01/2019

## EXHIBIT A

### EXCEPTIONS:

#### A. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company  
Dated: August 13, 1962  
Recorded: August 17, 1962  
Auditor's No.: 625248  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way;  
Location: Exact location undisclosed

#### B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: November 13, 1991  
Auditor's No.: 9111130050  
Affects: Adjacent property to the West

#### C. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc.  
Dated: February 6, 2006  
Recorded: February 13, 2006  
Auditor's No.: 200602130175  
Purpose: Right to enter said premises to operate, maintain, repair, underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.  
Affects: A strip of land ten (10) feet in width with five (5) feet on each side of the centerline of grantee's facilities as now constructed, to be constructed, extended or relocated lying within the above described parcel. This easement description may be superseded at a later date with a surveyed description provided at no cost to Grantee.

#### D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Port of Anacortes, a Washington municipal corporation  
Dated: July 17, 2006  
Recorded: August 18, 2006  
Auditor's No.: 200608180118  
Purpose: A perpetual, exclusive easement for the free and unobstructed use and passage of all types of aircraft over, across and through the airspace in excess of 35 feet above the property and in the vicinity of the property, which such use and passage being unlimited as to noise, time of day or frequency  
Area Affected: Portion of the subject property

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

Dated: January 5, 2007  
Recorded: January 8, 2007  
Auditor's No.: 200701080164  
Executed By: Eagle Ridge Partners, LLC, a Washington limited liability company

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Recorded: June 29, 2007  
Auditor's No.: 200706290190

F. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Plat of Eagle Ridge  
Recorded: January 11, 2007  
Auditor's No.: 200701110039