

When recorded return to:
Robert A. Saastamoinen
3707 Portage Lane
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A112876



201611290065

Skagit County Auditor
11/29/2016 Page

\$78.00
1 of 6 3:16PM

Statutory Warranty Deed

A112876
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Gregory S. Allen and Nancy T. Allen, husband and wife and Vincent Lentini and Rosalia Lentini, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Robert A. Saastamoinen, a married person, as his separate estate the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Unit J-2, Mariners Ridge Villas Condos

Tax Parcel Number(s): P123826, 4877-000-010-0200

Unit J-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 11/23/2016

Gregory S. Allen

Nancy T. Allen

Vincent J. Lentini

Rosalia B. Lentini

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20165367
NOV 29 2016

STATE OF California }
COUNTY OF _____ } SS:

Amount Paid \$ 5158.10
Skagit Co. Treasurer
By Mark Deputy

I certify that I know or have satisfactory evidence that Gregory B. Allen and Nancy T. Allen, 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: _____

See Attached Notary

Printed Name: _____
Notary Public in and for the State of California
Residing at _____
My appointment expires: _____

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Anacortes, WA 98221

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Dated 11/23/2016

Gregory S. Allen

Nancy T. Allen

Vincent J. Lentini, Jr.

Rosalia Lentini

11-28-16

11-28-16

STATE OF California }
COUNTY OF _____ } SS:

I certify that I know or have satisfactory evidence that Gregory S. Allen and Nancy T. Allen, 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: _____

Printed Name: _____

Notary Public in and for the State of _____

California

Residing at _____

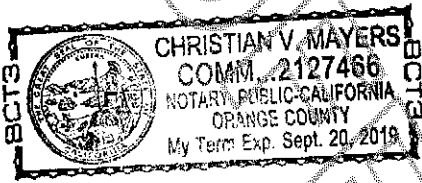
My appointment expires: _____

Order No:

STATE OF California }
COUNTY OF Orange } SS:

I certify that I know or have satisfactory evidence that Vincent J. Lentini, Jr. and Rosalia Lentini, 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: 11/28/2016



Christian V. Mayers
Printed Name: Christian V. Mayers
Notary Public in and for the State of California
Residing at 31878 Del Obispo St. Ste. 118 SOC, CA
My appointment expires: 09/20/2019

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

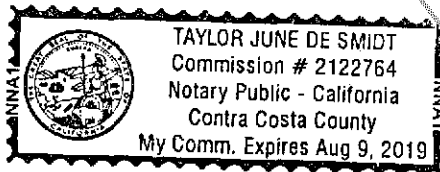
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
 County of Contra Costa)
 On November 20, 2010 before me, Taylor June De Smidt, Notary Public
 Date Here Insert Name and Title of the Officer
 personally appeared Gregory S. Allen & Nancy T. Allen
 Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature T. De Smidt
 Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____
 Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: _____

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

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