

When recorded return to:
Teri Jean Mellema
4310 Blue Heron Circle #204
Anacortes, WA 98221



Skagit County Auditor \$77.00
2/1/2017 Page 1 of 5 1:58PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620029671

CHICAGO TITLE
620029671

STATUTORY WARRANTY DEED

THE GRANTOR(S) Samantha A. Burfield who acquired title as Samantha A. Skeens, 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 Teri Jean Mellema, an unmarried person

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

Unit C-204, "VIEW RIDGE VILLAS, A CONDOMINIUM", according to the Declaration thereof, recorded November 13, 2007, under Auditor's File No. 200711130143, and any amendments thereto, and according to the Survey Map and Plans thereof recorded November 13, 2007, under Auditor's File No. 200711130142, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

2017432
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB - 1 2017

Tax Parcel Number(s): P126924/ 4944-003-204-0000

Subject to:

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

Amount Paid \$4,935.⁶⁰
Skagit Co. Treasurer
108 Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: January 30, 2017

Samantha A. Burfield
Samantha A. Burfield

State of Maryland

County of St. Marys

I certify that I know or have satisfactory evidence that Samantha A. Burfield are the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 01-31-2017

LaToya T. Weaver
Name: LaToya T. Weaver
Notary Public in and for the State of Maryland
Residing at: 23415 Three Notch Rd. California, MD 20619
My appointment expires: 11/20/2019

LaToya T. Weaver
NOTARY PUBLIC
St. Mary's County, Maryland
My Commission Expires 11/20/19

EXHIBIT "A"
Exceptions

1. Relinquishment of access to State Highway and of light, view and air by Deed:

Grantee: State of Washington
Recording Date: November 11, 1956 and November 26, 1956
Recording No.: 543652 and 558888, respectively

2. Covenants, conditions and restrictions 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 in the document

Recording Date: July 1, 1974
Recording No.: 803083

3. Easement, including the terms and conditions thereof, granted by instrument(s):

Recorded: February 15, 1977
Auditor's No(s): 851033, records of Skagit County, Washington
In favor of: City of Anacortes, a municipal corporation
For: Sanitary Sewer

4. Covenant in Declaration of Easement:

Recorded: April 13, 1989
Auditor's File No.: 8904130063, records of Skagit County, Washington
As Follows:

Costs of repair, maintenance, and upkeep of said private road, shall be borne by the owners of the principal tracts who have an appurtenant interest in said private road.

5. Easement, including the terms and conditions thereof, granted by instrument(s):

Recorded: June 7, 1989
Auditor's No(s): 8906070005, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: 10 foot right-of-way

6. 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 PLAT OF STITTWOOD DIV. III:

EXHIBIT "A"

Exceptions (continued)

Recording No: 8307150036

7. Covenants, conditions and restrictions 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 in the document

Recording Date: August 21, 1985
Recording No.: 8508210050

8. Dedication of the common areas and Blue Heron Circle to Property Owner's Association as set forth in documents recorded under Auditor's File Nos. 8503280060 and 8503280059.
9. 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.
10. 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 VIEW RIDGE VILLAS, A CONDOMINIUM:

Recording No: 207711130142

11. The matters set forth in the document shown below which, among other things, contains or provides for: certain easements; liens and the subordination thereof; provisions relating to partition; restrictions on severability of component parts; and covenants, conditions and restrictions 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.

Entitled: Condominium Declaration Containing Covenants, Conditions,
Restrictions and Reservations for View Ridge Villas, a Condominium
Recording Date: November 13, 2007
Recording No.: 200711130143

Modification(s) of said covenants, conditions and restrictions

EXHIBIT "A"

Exceptions (continued)

Recording Date: September 25, 2008 and September 26, 2008
Recording No.: 200809250040 and 200809260054

12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Comcast of Washington IV, Inc.
Purpose: Broadband communication services
Recording Date: May 23, 2008
Recording No.: 200805230071
Affects: Common areas

13. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: January 28, 2008
Recording No.: 200801280007
Matters shown: Curb and related improvements

14. City, county or local improvement district assessments, if any.
15. Assessments, if any, levied by City of Anacortes.
16. Assessments, if any, levied by Unit Owners Association of View Ridge Villas, a condominium.