



201707100159

Skagit County Auditor

\$76.00

7/10/2017 Page

1 of

4 3:42PM

When recorded return to:

George Edger Wannamaker and Donna Rae Wannamaker

Recorded at the request of:

Guardian Northwest Title

File Number: 113945

Statutory Warranty Deed

113945

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Marcia M. Bents, Wendy B. Patterson and Robert Y. Bents, as Co-Trustees of the Bents Family Trust, restated March 14, 2003 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to George Edger Wannamaker and Donna Rae Wannamaker, a married couple the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Unit 13, Building 7, The Ridge Condominium Phase 3

Tax Parcel Number(s): P111454, 4693-000-013-0000

Unit 13, Building 7, "THE RIDGE CONDOMINIUM PHASE 3", according to the Supplemental Declaration and By-Laws thereof recorded under Auditor's File No. 9705010035 and 9607170030, and Survey Map and Plans thereof recorded in Volume 16 of Plats, pages 164 through 167, 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 7-7-17

Bents Family Trust

Marcia M Bents TTEE

By: Marcia M. Bents, Trustee

By: Wendy Bents Patterson TrusteeSKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20173135

JUL 10 2017

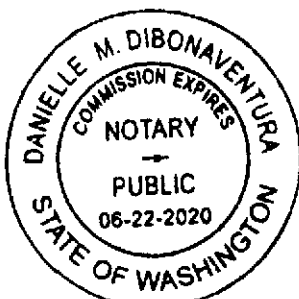
Amount Paid \$ 7,552.20

Skagit Co. Treasurer

By Deputy DeputySTATE OF WashingtonCOUNTY OF Skagit

} SS:

I certify that I know or have satisfactory evidence that Marcia M. Bents and Wendy B. Patterson is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it as the Trustee of Bents Family Trust, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 7-7-17[Signature]Notary Public in and for the State of WashingtonResiding at , WashingtonMy appointment expires: 6-22-20

When recorded return to:
George Edger Wannamaker and Donna Rae Wannamaker

Recorded at the request of:
Guardian Northwest Title
File Number: 113945

Statutory Warranty Deed

THE GRANTOR Marcia M. Bents, Wendy B. Patterson and Robert Y. Bents, as Co-Trustees of the Bents Family Trust, restated March 14, 2003 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to George Edger Wannamaker and Donna Rae Wannamaker, a married couple the following described real estate, situated in the County of Skagit, State of Washington.

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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 _____

Bents Family Trust

By: Marcia M. Bents, Trustee

By: Wendy B. Patterson, Trustee

By: Robert Y. Bents, Trustee
By: Robert Y Bents, Trustee

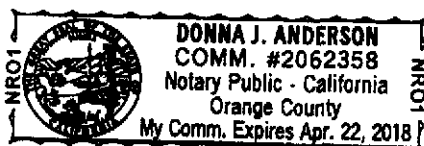
STATE OF
COUNTY OF

California
Orange } SS:

I certify that I know or have satisfactory evidence that Robert Y. Bents is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it as the Trustee of Bents Family Trust, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: July 7, 2007

Donna J. Anderson
Notary Public in and for the State of California
Residing at Newport Beach
My appointment expires: 4-22-18



Escrow A

EXCEPTIONS:

A. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: City of Anacortes
And: Raymond G. Jones, et al
Dated: November 5, 1968
Recorded: March 27, 1970
Auditor's No: 737329

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes
Dated: November 30, 1976
Recorded: December 9, 1976
Auditor's No: 847220
Purpose: Non-exclusive easement to construct, operate, maintain and replace a 12 inch waterline

Area Affected:

Twenty-five (25) feet on each side of the above described centerline. Beginning at a point 115 feet Northerly of the Northeast corner of Lot 1, "Shannon Heights Addition to the City of Anacortes", as recorded on Page 93, in Volume 7 of Plats, records of Skagit County Auditor; thence West parallel to the North boundary of said Shannon Heights Addition for 945 feet, more or less; thence North 45 degrees West for 267 feet, more or less; thence North 67 degrees 30' West for 74 feet, more or less; thence South 67 degrees 30' West for 70 feet, more or less; thence South 22 degrees 30' West for 50 feet, more or less, to a point 45 feet East of the platted boundary of Kellogg and Ford's Addition to the City of Anacortes; thence Southerly and parallel to the East boundary of Kellogg and Ford's Addition, 204 feet, more or less; thence South 45 degrees West for 40 feet, more or less, to a point on a line 45 feet South and parallel to the North line of 37th Street in Kellogg and Ford's Addition to the City of Anacortes projected Easterly; thence along said line Westerly to the East plat boundary of said addition.

C. 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: July 17, 1996
Auditor's File No: 9607170029

Supplemental Declaration submitting Phase 3 recorded May 1, 1997, under Auditor's File No. 9705010035.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: April 30, 1997
Recorded: May 1, 1997
Auditor's No.: 9705010035

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

Dated: March 20, 1996
Recorded: July 17, 1996
Auditor's No: 9607170030
Executed by: Ronald A. Woolworth, President
Association of Unit Owners of The Ridge Condominium

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

Plat/Subdivision Name: The Ridge Condominium Phase 3
Recorded: May 1, 1997
Auditor's No: 9705010034

F. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Pacific Ridge Properties LLC, Association of Unit
Owners of Ridge Condominium
And: Ronald A. Woolworth
Dated: April 27, 2004
Recorded: April 29, 2004
Auditor's No: 200404290123
Regarding: Storm Water Detention Facility