



201804250018

When recorded return to:  
Joan M. Kertesz  
3617 Portage Lane  
Anacortes, WA 98221

Skagit County Auditor

\$78.00

4/25/2018 Page

1 of

5 10:18AM

Recorded at the request of:  
Guardian Northwest Title  
File Number: A115721

GUARDIAN NORTHWEST TITLE CO.  
**Statutory Warranty Deed**

4115721

**THE GRANTOR Lois M. Jones, an unmarried woman for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Joan M. Kertesz, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington**

Abbreviated Legal:

Unit H-1, Mariners Ridge Villas, a condominium

Tax Parcel Number(s): **P123821, 4877-000-008-0100**

Unit H-1, "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 7-16-2018

*Lois M Jones by Pamela J. Nomann*

*A power to sign*

Lois M Jones

By: Pamela June Nomann, Attorney-in-Fact

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

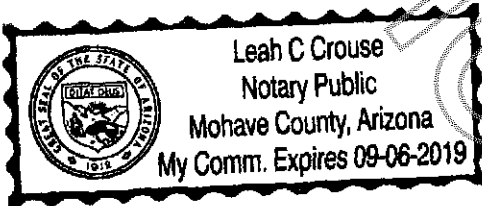
20181063  
APR 25 2018

Amount Paid \$5,629.88  
Skagit Co. Treasurer  
By *MLM* Deputy

STATE OF Arizona  
COUNTY OF MOHAVE } SS:

I certify that I know or have satisfactory evidence that Pamela June Nomann, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument as Attorney-in-Fact for Lois M Jones and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 4/16/2018



Leah C. Crouse  
Printed Name: LEAH C. CROUSE  
Notary Public in and for the State of Arizona  
Residing at LOUSEFARLO BAY 330E. BOULEVARD KINGMAN AZ 86401  
My appointment expires: 09/06/2019

EXHIBIT "A"

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

Order No: 115721

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