



201810250071

10/25/2018 03:34 PM Pages: 1 of 7 Fees: \$105.00
Skagit County Auditor

When recorded return to:
Cheryl Ann Spina, a single woman
3707 Portage Lane
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620036261

CHICAGO TITLE
620036261

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert A Saastamoinen and Leah J Saastamoinen, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Cheryl Ann Spina, a single woman

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

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

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

UNIT J-2, MARINER'S RIDGE VILLAS, A CONDO

Tax Parcel Number(s): ~~P12362~~ / 4877-000-010-0200,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018 4753
OCT 25 2018

Amount Paid \$ 5,790.00
Skagit Co. Treasurer
By *man* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: October 18, 2018

Robert A Saastamoinen
Robert A Saastamoinen

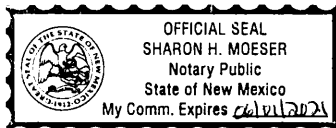
Leah J Saastamoinen

by Holly Saastamoinen Southwick
Leah J Saastamoinen by Holly Saastamoinen Southwick, as Attorney in Fact

State of ~~WASHINGTON~~ New Mexico
County of ~~SKAGOT~~ Bernalillo

I certify that I know or have satisfactory evidence that Robert A Saastamoinen is the person who appeared before me, and said persons acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 10/24/2018



Sharon H. Moeser
Name: Sharon H. Moeser
Notary Public in and for the State of New Mexico
Residing at: Albuquerque, NM
My appointment expires: 06/01/2021


State of New Mexico
County of Bernalillo

I certify that I know or have satisfactory evidence that Holly Saastamoinen Southwick is the person who appeared before me, and said person acknowledged that he/she signed this instrument as Attorney in Fact for Leah J Saastamoinen and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 10/24/2018

STATUTORY WARRANTY DEED

(continued)


Name: Sharon H. Moeser
Notary Public in and for the State of New Mexico
Residing at: Albuquerque NM
My appointment expires: 06/01/2021

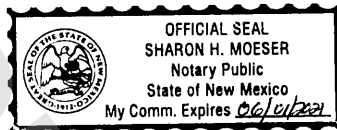


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P123826 / 4877-000-010-0200

Unit J-2, MARINER'S RIDGE VILLAS, A CONDOMINIUM, according to the Declaration thereof recorded December 7, 2005, under Auditor's File No. 200512070089, records of Skagit County, Washington and any amendments thereof; and Survey Map and Plans recorded December 7, 2005, under Auditor's File No. 200512070088, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"

Exceptions

1. Agreement, including the terms and conditions thereof; entered into;
 By: City of Anacortes, a municipal corporation
 And Between: Raymond G. Jones and Margaret I. Jones, husband and wife, et al
 Recorded: March 27, 1960
 Auditor's No. 737329, records of Skagit County, Washington
 Providing: Water and sewer easements

2. Easement delineated on the face of said survey;
 Recorded: November 28, 1995
 Auditor's File No.: 9511280032, records of Skagit County, Washington
 For: 50 foot wide waterline

3. Easement, including the terms and conditions thereof, disclosed by instrument(s);
 Recorded: July 17, 1996
 Auditor's No(s): 9607170027, records of Skagit County, Washington
 In favor of: Future owners of Phases 1 through 4 of the Ridge Condominium
 For: Access and utility purposes

4. Easement, including the terms and conditions thereof, disclosed by instrument(s);
 Recorded: April 24, 1998
 Auditor's No(s): 9804240154, records of Skagit County, Washington
 In favor of: Ingress, egress and utilities
 For: A 30 foot by 50 foot wedge in the common area

5. Easement, including the terms and conditions thereof, disclosed by instrument(s);
 Recorded: May 2, 2001
 Auditor's No(s): 200105020111, records of Skagit County, Washington
 In favor of: City of Anacortes
 For: Construction, maintenance and repair of a waterline and appurtenances,
 over, under and across said premises
 Affects: Common area

6. Agreement, including the terms and conditions thereof; entered into;
 By: Ronald A. Woolworth
 And Between: Pacific Ridge Properties LLC and Association of Unit Owners of the Ridge
 Condominium
 Recorded: April 29, 2004
 Auditor's No. 200404290123, records of Skagit County, Washington
 Providing: Landscape and water detention maintenance

7. Easement, including the terms and conditions thereof, disclosed by instrument(s);
 Recorded: April 29, 2004
 Auditor's No(s): 200404290124, records of Skagit County, Washington
 In favor of: Association of Unit Owners of the Ridge Condominium

EXHIBIT "B"Exceptions
(continued)

- For: Parking and landscaping
Affects: Common area
8. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: April 29, 2004
Auditor's No(s): 200404290125, records of Skagit County, Washington
In favor of: City of Anacortes
For: Walking path
Affects: Common area
9. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: April 29, 2004
Auditor's No(s): 200404290126, records of Skagit County, Washington
In favor of: Association of Unit Owners of the Ridge Condominium
For: Storm drainage
Affects: Common area
10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: May 23, 2005
Recording No.: 200505230147
11. Terms, covenants, conditions, easements, and restrictions And liability for assessments contained in Declaration of Condominium, but omitting any covenant or restrictions, if any, 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 law;
Recorded: April 13, 2018
Auditor's No.: 201804130084, records of Skagit County, Washington
Being a re-recording of Auditor's No. 200512070089

And in Amendments thereto
Recorded: August 24, 2007
Auditor's No.: 200708240097 and 200708240098, records of Skagit County, Washington
12. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: December 9, 1976
Auditor's No(s): 847220, records of Skagit County, Washington
In favor of: City of Anacortes, a municipal corporation
For: Waterlines

EXHIBIT "B"Exceptions
(continued)

13. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 17, 1996
Auditor's No(s): 9607170027, records of Skagit County, Washington
In favor of: Future owners of Phases 1 through 4 of the Ridge Condominium
For: Access and utility purposes
14. Public and private easements, if any, over vacated portion of said premises.
15. 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 MARINERS RIDGE VILLAS, A CONDOMINIUM:

Recording No: 200512070088
16. City, county or local improvement district assessments, if any.
17. Assessments, if any, levied by City of Anacortes.
18. Assessments, if any, levied by Mariner's Ridge Villas Condominium Owners Association.