

When recorded return to:
Sarah Kuntz
12230 SE 60th St #37
Bellevue, WA 98006



201811160049

11/16/2018 10:08 AM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620036434

CHICAGO TITLE
620036434

STATUTORY WARRANTY DEED

THE GRANTOR(S) Teri Jean Mellema, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Sarah Kuntz, an unmarried person and Jennifer Lewis, 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.)

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

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018 5046
NOV 16 2018

Amount Paid \$ **5434.00**
Skagit Co. Treasurer
By **HB** Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: November 5, 2018

Teri Jean Mellema
Teri Jean Mellema

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Teri Jean Mellema is 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: 11/13/18

Kellia Mayo
Name: Kellia Mayo
Notary Public in and for the State of WA
Residing at: Sedro Woolley
My appointment expires: 6/19/21

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 or 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. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

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