

POOR ORIGINAL

When recorded return to:
Edward G Healy and Darlene Healy
3614 Portage Lane Unit 206
Anacortes, WA 98221



201812060057

12/06/2018 02:58 PM Pages: 1 of 7 Fees: \$105.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620035424

CHICAGO TITLE

620035424

STATUTORY WARRANTY DEED

THE GRANTOR(S) Collins B. Case and Lauren S. Case, 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 Edward G Healy and Darlene Healy, husband and wife

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 206, Bldg B, MARINER'S RIDGE CONDO.

Tax Parcel Number(s): P127650 / 4959-002-206-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20185326

DEC 06 2018

Amount Paid \$ 6,680.00
Skagit Co. Treasurer
By *nam* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: November 30, 2018

Collins B. Case
Collins B. Case

Lauren S. Case
Lauren S. Case

Tennessee
State of ~~WASHINGTON~~
County of ~~SKAGIT~~
Shelby

I certify that I know or have satisfactory evidence that Collins B. Case and Lauren S. Case are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 12/4/18

Daniel L. Stephens
Name: Daniel L. Stephens

Notary Public in and for the State of Tennessee

Residing at: 6154 Woodstock Hills Dr., Millington, TN 38053

My appointment expires: 6/29/2021



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P127650 / 4959-002-206-0000

Unit 206, Building B, FIRST AMENDMENT TO MARINER'S RIDGE A CONDOMINIUM, according to the Declaration recorded June 19, 2008, under Auditor's File No. 200806190102 and any amendments thereto and Survey Map and Plans recorded under Auditor's File No. 200806190101, being an amendment to MARINER'S RIDGE CONDOMINIUM, recorded under Auditor's File No. 200606120159, 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 Island 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 Island 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 Island 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 Island 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 Island 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 Island 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 Island 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 Island 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. Matters as disclosed and/or delineated on the face of the following recorded survey;
Recorded: November 28, 1995
Auditor's File No.: 9511280032, records of Skagit County, Washington

Said matters include but are not limited to the following:

Forty-four (44) foot wide access and utility easement
12. 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 MARINER'S RIDGE, A CONDOMINIUM:

Recording No: 200606120159

EXHIBIT "B"Exceptions
(continued)

13. 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.
14. 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: June 12, 2006, June 19, 2008 and January 20, 2009
Auditor's File No.: 200606120160, 200806190102 and 200901200023
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 FIRST AMENDMENT TO MARINER'S RIDGE A CONDOMINIUM:

Recording No: 200806190101
16. City, county or local improvement district assessments, if any.
17. Assessments, if any, levied by City of Anacortes.
18. Dues, charges and assessments, if any, levied by Mariner Ridge Homeowners Association.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated November 04, 2018

between Michael A Healy Edward G Healy ("Buyer")
Buyer
and Collins B Case Lauren S Case ("Seller")
Seller
concerning 3614 Portage Lane Anacortes WA 98221 (the "Property")
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authenticator
Michael A Healy 11/04/2018
Buyer 5:31:16 PM PST Date

Authenticator
Edward G Healy 11/04/2018
Buyer 5:35:39 PM PST Date

Authenticator
Lauren S Case 11/05/2018
Seller 3:33:23 PM PST Date

Authenticator
Collins B Case 11/05/2018
Seller 3:04:51 PM PST Date