

When recorded return to:
Colin M. Morella
3613 Portage Lane
Anacortes, WA 98221



201907300091

07/30/2019 03:27 PM Pages: 1 of 7 Fees: \$109.50
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620039011

CHICAGO TITLE
620039011

STATUTORY WARRANTY DEED

THE GRANTOR(S) Liam McKeever, 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 Colin M. Morella, an unmarried person

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.)

UT G-1, MARINER'S RIDGE VILLAS, A CONDOMINIUM, REC. NO. 200512070088

Tax Parcel Number(s): P123819/ 4877-000-007-0100

Subject to:

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

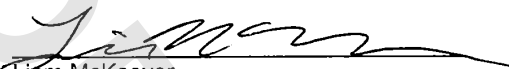
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20193193
JUL 30 2019

Amount Paid \$ 6395.20
Skagit Co. Treasurer
By *BT* Deputy

STATUTORY WARRANTY DEED
(continued)

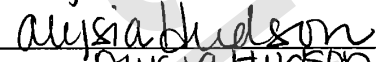
Dated: July 26, 2019


Liam McKeever

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Liam McKeever is the person who appeared before me, and said person 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: July 29, 2019


Name: Alysia Hudson
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 03.01.2020

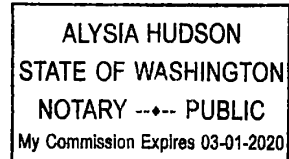


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P123819/ 4877-000-007-0100

UNIT G-1, MARINER'S RIDGE VILLAS, A CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF RECORDED DECEMBER 7, 2005, UNDER RECORDING NO. 200512070089, AND SURVEY MAP AND PLANS RECORDED UNDER RECORDING NO. 200512070088, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND ANY AMENDMENTS THERETO.

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. 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Recording Date: April 13, 2018
Recording No.: 201804130084, records of Skagit County, Washington

Being a re-recording of Recording No. 200512070089.

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 24, 2007
Recording No.: 200708240097

EXHIBIT "B"Exceptions
(continued)

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 24, 2007
Recording No.: 200708240098

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
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 Mariner's Ridge Villas, a Condominium:

Recording No: 200512070088
16. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
17. Assessments, if any, levied by City of Anacortes.
18. City, county or local improvement district assessments, if any.

John L. Scott
REAL ESTATE

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

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

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated June 30, 2019
between Colin M Morella ("Buyer")
Buyer
and Liam McKeever ("Seller")
Seller
concerning 3613 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.

Colin M Morella 6/30/19
Buyer Date

Liam McKeever 29 July 2019
Seller Date
6/30/2019 5:02:43 PM PDT

Buyer Date

Seller Date