



201909060057

09/06/2019 01:30 PM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

When recorded return to:

Donald H. Glickman
500 Seneca St. Apt 4-2
Buffalo, NY 14204

GUARDIAN NORTHWEST TITLE CO.

19-1663-1

STATUTORY WARRANTY DEED

THE GRANTOR(S) Peter J. Curran and Joann O. Curran, husband and wife,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Donald H. Glickman, a married person, as his separate property

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

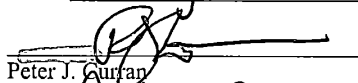
Abbreviated legal description:

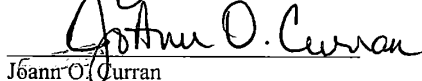
Unit D-204, VIEW RIDGE VILLAS, A CONDOMINIUM

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 "B" attached hereto

Tax Parcel Number(s): P126936 & 4944-004-204-0000

Dated: August 28, 2019.


Peter J. Curran


Joann O. Curran

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 - 3877
SEP 06 2019

Amount Paid \$ 5,629.80
Skagit Co. Treasurer
By mdm Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 19-1663-KS

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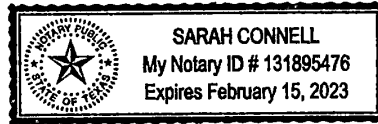
STATE OF
COUNTY OF

I certify that I know or have satisfactory evidence that Peter J. Curran and Joann O. Curran 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 the instrument.

Dated: 28 day of August, 2019

Sarah Connell
Signature

Notary Public
Title



My appointment expires: 02/15/2023

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 4309 Blue Heron Court, 204, Anacortes, WA 98221
Tax Parcel Number(s): P126936 & 4944-004-204-0000

Property Description:

Unit D-204, "VIEW RIDGE VILLAS, A CONDOMINIUM", according to the Declaration thereof, recorded November 13, 2007, under Auditor's File No. 200711130143, amended by Auditor's File No. 200809250040 and 200809260054, and according to Survey Map and Plans thereof recorded November 13, 2007, under Auditor's File No. 200711130142, records of Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

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EXHIBIT B

19-1663-KS

1. Relinquishment of right of access to State Highway and of light, view and air, under terms of deed to the State of Washington, recorded November 11, 1956, and November 26, 1956, under Auditor's File Nos. 543652 and 558888, respectively.

2. Covenants contained in Contract dated June 28, 1974 and recorded July 1, 1974, as Auditor's File No. 803083, through which title is claimed:

Purchaser covenants he will not unreasonably obstruct the view of the existing home belonging to Norman S. Beets, adjacent to the above described premises. Purchaser also covenants that no single family residences shall be constructed on the property conveyed that are smaller in size than 1,000 square feet.

3. Easement, affecting a portion of subject property for the purpose of Sanitary sewer including terms and provisions thereof granted to City of Anacortes recorded February 15, 1977 as Auditor's File No. 851033

4. The following Paragraphs "D." through "H." affect Beneficial Access Easement recorded as Auditor's File No. 8904130063

Matters shown on the face of the Plat of Stittwood Division III as per plat recorded in Volume 13, page 74.

5. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: April 13, 1989
Auditor's No.: 8904130063
Purpose: Ingress, egress and utilities
Area Affected: Blue Heron Circle

6. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by William D. Stitt, et al, recorded August 21, 1985 as Auditor's File No. 8508210050.

7. 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.

8. Any questions that may arise regarding access to the subject property due to the fact that access is over a common area which is owned by the Property Owner's Association.

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. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named View Ridge Villas, a Condominium recorded November 13, 2007 as Auditor's File No. 200711130142.

11. 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: November 13, 2007
Auditor's File No.: 200711130143

Statutory Warranty Deed
LPB 10-05

Order No.: 19-1663-KS

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ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declarations Dated: September 24, 2008 and September 26, 2008

Recorded: September 25, 2008 and September 26, 2008

Auditor's Nos.: 200809250040 and 20809260054

12. Easement, affecting a portion of subject property for the purpose of Broadband communications services including terms and provisions thereof granted to Comcast of Washington IV, Inc. recorded May 23, 2008 as Auditor's File No. 200805230071