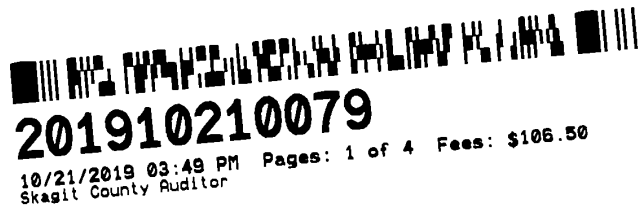


When recorded return to:

Saul Phillips and Amber Nicosia Phillips  
3925 Hillcrest Drive  
Anacortes, WA 98221



**STATUTORY WARRANTY DEED 19-3075**  
**GUARDIAN NORTHWEST TITLE CO.**

THE GRANTOR(S) David K. Ridgway and Nancy C. Ridgway, Trustees of Ridgway Family Trust dated October 31, 1989,

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

in hand paid, conveys, and warrants to Saul Phillips and Amber Nicosia Phillips, husband and wife

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:

Lot 1, HILLCREST ADDITION TO ANACORTES

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): P57501 & 3796-000-001-0019

Dated: October 18, 2019

Ridgway Family Trust dated October 31, 1989

By: [Signature]  
David K. Ridgway, Trustee

By: [Signature]  
Nancy C. Ridgway, Trustee

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2019-4588

OCT 21 2019

Amount Paid \$ 5656.50  
Skagit Co. Treasurer  
By nam Deputy

Statutory Warranty Deed  
LPB 10-05

Order No.: 19-3075-KS

Page 1 of 4

STATE OF WASHINGTON  
COUNTY OF SKAGIT

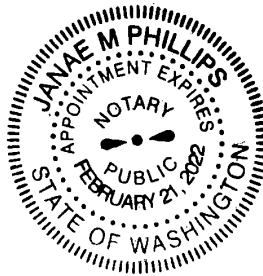
I certify that I know or have satisfactory evidence David K. Ridgway and Nancy C. Ridgway are the persons who appeared before me and said persons acknowledged that they signed this instrument, on oath stated they are authorized to execute this instrument and are the Trustees of the Ridgway Family Trust dated October 21, 1989.

Dated: 18<sup>th</sup> day of October, 2019

[Signature]  
Signature

ESCROW ASSISTANT  
Title

My appointment expires: 2-21-2022



**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 3925 Hillcrest Drive, Anacortes, WA 98221  
Tax Parcel Number(s): P57501 & 3796-000-001-0019

Property Description:

Lot 1, "HILLCREST ADDITION TO ANACORTES", according to the plat recorded in Volume 7 of Plats, page 4, records of Skagit County, Washington.

**EXHIBIT B**

19-3075-KS

1. 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 HILLCREST ADDITION TO ANACORTES recorded June 18, 1951 as Auditor's File No. Volume 7 of Plats, Page 4.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".