

When recorded return to:
Chris Ruacho and Carly Ruacho
11252 Michael Place
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2019-4912
Nov 08 2019
Amount Paid \$3031.00
Skagit County Treasurer
By Marilyn Martich Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620040551

CHICAGO TITLE
420040551

STATUTORY WARRANTY DEED

THE GRANTOR(S) Roger Ridgway, 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 Chris Ruacho and Carly Ruacho, a married couple and Daemon Quigley, an unmarried person

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

UNIT E, BUILDING B, THE FOOTHILLS, A CONDOMINIUM ACCORDING TO THE DECLARATION THEREOF RECORDED DECEMBER 18, 1973 UNDER AUDITOR'S FILE NO. 794663 AND AS AMENDED BY INSTRUMENT RECORDED MAY 11, 1994 UNDER AUDITOR'S FILE NO. 9405110065, AND AS AMENDED BY INSTRUMENT RECORDED AUGUST 3, 1994, UNDER AUDITOR'S FILE NO. 9408030134, AND SURVEY MAP AND PLANS RECORDED IN VOLUME 10 OF CONDOMINIUMS, PAGES 55 THROUGH 59, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND ANY AMENDMENTS THERETO; BEING A PORTION OF LOTS 3 THROUGH 9, BLOCK 1, FRITSCH'S ADDITION TO BURLINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 78, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P78287 4211-000-005-0002

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: November 5, 2019

Roger Ridgway
Roger Ridgway

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Roger Ridgway 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: November 7, 2019

Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of wa
Residing at: Berlinerton
My appointment expires: 10/27/2022

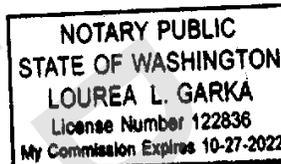


EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 Fritsch's Addition To Burlington, recorded in Volume 3 of Plats, Page 78:

Recording No: 73082

2. Right of the Condominium Association to offer to purchase said premises, as provided for in Declaration of Condominium and any amendments thereto, including the terms, covenants and provisions thereof

Recording Date: December 18, 1973
Recording No.: 794663

3. 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, as set forth in the document

Recording Date: December 18, 1973
Recording No.: 794663

Modifications of said covenants, conditions and restrictions

Recording Dates: May 11, 1994 and August 3, 1994
Recording No.: 9405110065
Recording No.: 9408030134

4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 THE FOOTHILLS CONDOMINIUM:

Recording No: 794662

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

EXHIBIT "A"**Exceptions
(continued)**

Granted to: Comcast of Washington IV, Inc.
Purpose: Broadband Communications System
Recording Date: January 15, 2004
Recording No.: 200401150052

6. 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."

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. Assessments, if any, levied by City of Burlington.
9. City, county or local improvement district assessments, if any.