

**When recorded return to:**  
Ven Dean Johnson  
3706 Portage Lane, Unit 101  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2019-4970

Nov 13 2019

Amount Paid \$6324.00  
Skagit County Treasurer  
By Bridget Ibarra Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

315 Court Street, PO Box 790  
Friday Harbor, WA 98250

Escrow No.: 245417568

**CHICAGO TITLE**  
620040526

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Melissa Guard and Frank Guard, wife and husband

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration  
in hand paid, conveys, and warrants to Ven Dean Johnson, an unmarried person

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

UNIT 203, BUILDING C, MARINER'S RIDGE A CONDOMINIUM, ACCORDING TO THE  
DECLARATION THEREOF RECORDED JUNE 12, 2006, UNDER RECORDING NO.  
200606120160, AND SURVEY MAP AND PLANS RECORDED UNDER RECORDING NO.  
200606120159, RECORDS OF SKAGIT COUNTY,  
WASHINGTON, AND ANY AMENDMENTS THERETO.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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



Tax Parcel Number(s): P124671

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

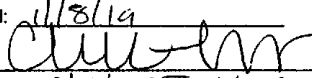
Dated: November 6, 2019

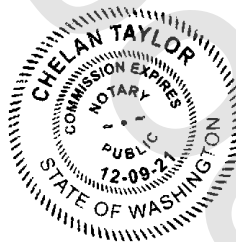
  
Melissa Guard  
  
Frank Guard

State of WASHINGTON  
County of SAN JUAN

I certify that I know or have satisfactory evidence that Melissa Guard and Frank Guard 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: 11/8/19

  
Name: Chelan Taylor  
Notary Public in and for the State of WA  
Residing at: Friday Harbor  
My appointment expires: 12/19/21



**EXHIBIT "A"**  
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.: 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.: 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.: 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

**EXHIBIT "A"**

Exceptions  
(continued)

7. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
  
Recorded: April 29, 2004  
Auditor's No.: 200404290124, records of Island County, Washington  
In favor of: Association of Unit Owners of the Ridge Condominium  
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.: 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.: 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

**EXHIBIT "A"**

Exceptions  
(continued)

Condominium:

Recording No: 200606120159

First Amendment to Mariner's Ridge a Condominium recorded under Recording No.  
200806190101

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

Auditor's File No.: 200606120160

Recorded: June 19, 2008

Auditor's File No.: 200806190102

Recorded: January 20, 2009

Auditor's File No.: 200901200023

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