

**When recorded return to:**  
Nancy J. Hanson  
2515 D Ave  
Anacortes, WA 98221

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620041489

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-852

Mar 09 2020

Amount Paid \$6005.00  
Skagit County Treasurer  
By Marissa Guerrero Deputy

**CHICAGO TITLE**  
**620041489**  
**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Melisia Rae Muscat, a single person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Nancy J. Hanson , 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.)

UNIT E1, MARINER'S RIDGE VILLAS

Tax Parcel Number(s): P123815 / 4877-000-005-0100

Subject to:

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

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P123815 / 4877-000-005-0100**

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Unit E-1, MARINER'S RIDGE VILLAS, A CONDOMINIUM, according to the Declaration thereof recorded December 7, 2005, under Auditor's File No. 200512070089, records of Skagit County, Washington and any amendments thereof; and Survey Map and Plans recorded December 7, 2005, under Auditor's File No. 200512070088, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.



**STATUTORY WARRANTY DEED**  
(continued)

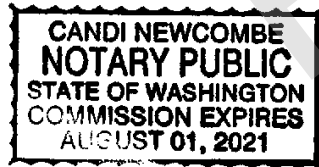
Dated: February 24, 2020

*M. Muscat*  
Melisia Rae Muscat

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Melisia Rae Muscat is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: February 27, 2020  
*Candi Newcombe*  
Name: Candi Newcombe  
Notary Public in and for the State of WA  
Residing at: 114 Vernon  
My appointment expires: Aug. 1, 2021




## EXHIBIT "B"

### Exceptions

1. Agreement, including the terms and conditions thereof;

Between: City of Anacortes, a municipal corporation and Raymond G. Jones and Margaret I. Jones, husband and wife, et al  
 Recording Date: March 27, 1960  
 Recording No.: 737329  
 Providing: Water and sewer easements



2. 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 Survey:

Recording No: 9511280032

3. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recording Date: July 17, 1996  
 Recording No.: 9607170027  
 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);

Recording Date: April 24, 1998  
 Recording No.: 9804240154  
 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);

Recording Date: May 2, 2001  
 Recording No.: 200105020111  
 In favor of: City of Anacortes  
 For: Construction, maintenance and repair of a waterline and appurtenances  
 Affects: Common area

6. Agreement, including the terms and conditions thereof;

Between: Ronald A. Woolworth and Pacific Ridge Properties LLC and Association of Unit Owners of the Ridge Condominium  
 Recording Date: April 29, 2004

**EXHIBIT "B"****Exceptions  
(continued)**

Recording No.: 200404290123  
 Providing: Landscape and water detention maintenance

7. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recording Date: April 29, 2004  
 Recording No.: 200404290124  
 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);

Recording Date: April 29, 2004  
 Recording No.: 200404290125  
 In favor of: City of Anacortes  
 For: Walking path  
 Affects: Common area



9. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recording Date: April 29, 2004  
 Recording No.: 200404290126  
 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. Terms, covenants, conditions, easements, and restrictions And liability for assessments contained in Declaration of Condominium, but omitting any covenant or restrictions, if any, 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 law;

Recording Date: April 13, 2018  
 Recording No.: 201804130084

Being a re-recording of recording number 200512070089

**EXHIBIT "B"**

Exceptions  
(continued)

And Amendments thereto;

Recording No.: 200708240097  
Recording No.: 200708240098

12. Easement, including the terms and conditions thereof, granted by instrument(s);

Recording Date: December 9, 1976  
Recording No.: 847220  
In favor of: City of Anacortes, a municipal corporation  
For: Waterlines



13. Easement, including the terms and conditions thereof, granted by instrument(s);

Recording Date: July 17, 1996  
Recording No.: 9607170027  
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 MARINERS 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. City, county or local improvement district assessments, if any.
18. Assessments, if any, levied by City of Anacortes.
19. Assessments, if any, levied by Mariner's Ridge Villas Condominium Owners Association.

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

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

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated February 05, 2020  
between Nancy J Hanson ("Buyer")  
Buyer Buyer  
and Melisia Rae Muscat ("Seller")  
Seller Seller  
concerning 3605 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.

Authentication  
Nancy J Hanson 02/05/2020  
Buyer 10:55:14 AM PST Date

Authentication  
Melisia Rae Muscat 02/06/2020  
Seller 6:42:36 PM PST Date

Buyer Date

Seller Date