

When recorded return to:

Janice K. Trumble
4310 Blue Heron Court Unit 105
Anacortes, WA 98221

STATUTORY WARRANTY DEED

GNW 20-7333

THE GRANTOR(S) Patrik C. Swanljung, as his separate estate,
for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Janice K. Trumble, an unmarried person

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 C-105, 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): P126925/4944-003-105-0000

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3813

Sep 22 2020

Amount Paid \$5285.00

Skagit County Treasurer

By Heather Beauvais Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 20-7333-KS

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Dated: 9/21/2020

Patrik C. Swanljung
Patrik C. Swanljung

STATE OF WASHINGTON
COUNTY OF SKAGIT

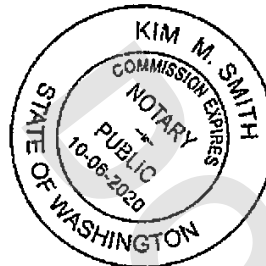
I certify that I know or have satisfactory evidence that Patrik C. Swanljung is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 21 day of September, 2020

Kim M. Smith
Signature

Notary
Title

My appointment expires: 10-6-2020



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 4310 Blue Heron Court, Unit #105, Anacortes, WA 98221
Tax Parcel Number(s):

Property Description:

Unit C-105, "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 the Survey Map and Plans thereof recorded November 13, 2007, under Auditor's File No. 200711130142, records of Skagit County, Washington.

EXHIBIT B

20-7333-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. 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.

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".

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

Statutory Warranty Deed
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Auditor's File No.: 200711130143

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 200809260054

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