

When recorded return to:

Andrea L. Cole
3607 Portage Lane
Anacortes, WA 98221

Filed for record at the request of:

**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620043685

CHICAGO TITLE

620043685

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

Affidavit No. 2020-4154

Oct 09 2020

Amount Paid \$6237.00
Skagit County Treasurer
By Heather Beauvais Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Laura Lee Lesneski, 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 Andrea L. Cole, an unmarried person

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

Unit E-2, 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.

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

Tax Parcel Number(s): P123816 / 4877-000-005-0200

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: October 8, 2020

Laura Lee Lesneski
Laura Lee Lesneski

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

Laura Lee Lesneski
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 10/9/2020

Deborah K Flick
Name: Deborah K Flick
Notary Public in and for the State of WA
Residing at: Skagit
My appointment expires: 9/19/2022



EXHIBIT "A"

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 "A"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 "A"

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. 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 Boundary Line Adjustment :
 Recording No: 202008280113
17. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
18. City, county or local improvement district assessments, if any.

EXHIBIT "A"

Exceptions
(continued)

19. Assessments, if any, levied by City of Anacortes.
20. Assessments, if any, levied by Mariner's Ridge Villas Condominium Owners Association.