

**When recorded return to:**  
Jeanie B. Berna and James L. Berna  
3803 View Ridge  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2020-4808  
Nov 12 2020  
Amount Paid \$9197.60  
Skagit County Treasurer  
By Heather Beauvais Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620044063

CHICAGO TITLE  
620044063

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Leonard D. Warden and Stephanie D. Warden, husband and wife  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Jeanie B. Berna and James L. Berna, Wife and Husband

the following described real estate, situated in the County of Skagit, State of Washington:  
UNIT 24, BUILDING 12, THE RIDGE CONDOMINIUM PHASE 4, A CONDOMINIUM  
ACCORDING TO THE SUPPLEMENTAL DECLARATION AND BY-LAWS THEREOF  
RECORDED UNDER AUDITOR'S FILE NO. 9802060104 AND 9607170030 AND SURVEY MAP  
AND PLANS THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGES 220 THROUGH 223,  
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): P112648 / 4711-000-024-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: November 9, 2020

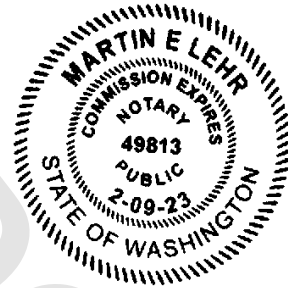
*Leonard D. Warden*  
Leonard D. Warden

*Stephanie D. Warden*  
Stephanie D. Warden

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Leonard D. Warden and Stephanie D. Warden 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: 11-10-2020  
*Martin E. Lehr*  
Name: Martin E. LEHR  
Notary Public in and for the State of WA  
Residing at: 10 Conner  
My appointment expires: 2-9-23



**EXHIBIT "A"**  
Exceptions

1. Agreement  
Recording Date: May 27, 1970  
Recording No.: 737329
  
2. Matters with respect to the exact location of fences disclosed by Survey recorded Volume 17 of Surveys, Pages 173 and 174, recorded under Auditor's File No. 9511280032, records of Skagit County, Washington.
  
3. 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 Ridge Condominium Phases 1 and 2, recorded in Volume 16 of Plats, Pages 111 through 114:  
  
Recording No: 9607170028
  
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 Ridge Condominium Phase 3, recorded in Volume 16 of Plats, Pages 164 through 167:  
  
Recording No: 9705010034
  
5. 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 Ridge Condominium Phase 4, recorded in Volume 16 of Plats, Pages 220 through 223:  
  
Recording No: 9802060103
  
6. 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,

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

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 in the document

Recording Date: July 17, 1996  
Recording No: 9607170029

Supplemental Declaration submitting Stage 3 of the Ridge Condominium to Condominium Ownership recorded May 1, 1997 under Recording No. 9705010035.

Supplemental Declaration submitting Stage 4 of the Ridge Condominium to Condominium Ownership recorded February 6, 1998 under Recording No. 9802060104.

7. ByLaws of Association of Unit Owners of the Ridge Condominium

Recording Date: July 17, 1996  
Recording No.: 9607170030

8. Memorandum of Agreement

Recording Date: April 29, 2004  
Recording No.: 200404290123

9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

10. Assessments, if any, levied by City of Anacortes.

11. Assessments, if any, levied by Association of Unit Owners of the Ridge Condominium.

12. City, county or local improvement district assessments, if any.