

When recorded return to:

Stefani Ahsanov

9517 14th Bay Street
Norfolk, VA 23518

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeffery C. Davis, as his separate estate, _____,

GNW 20-7866

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Stefani Ahsanov, a single woman

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 103, Bldg. B, First Amendment to Mariner's Ridge 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): P127642/4959-002-103-0000

Dated: 11-17-2020


Jeffery C. Davis

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4921

Nov 18 2020

Amount Paid \$5363.40

Skagit County Treasurer

By Bridget Ibarra Deputy

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STATE OF WASHINGTON
COUNTY OF SKAGIT

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

Dated: 17 day of November, 2020

Kim Smith
Signature

Notary
Title

My appointment expires: 10-6-2024

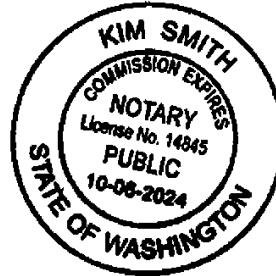


EXHIBIT "A"
Property Description

Buyer(s): Stefani Ahsanov
Property Address: 3614 Portage Lane, #103, Anacortes, WA 98221

PROPERTY DESCRIPTION:

Unit 103, Building B, "FIRST AMENDMENT TO MARINER'S RIDGE A CONDOMINIUM", according to the Declaration recorded June 19, 2008, under Auditor's File No. 200806190102 and Survey Map and Plans recorded under Auditor's File No. 200806190101, being an amendment to "MARINER'S RIDGE A CONDOMINIUM", recorded under Auditor's File No. 200606120159.

EXHIBIT B
20-7866-KS

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

2. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

3. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

4. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

5. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

6. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)

9. Agreement, affecting subject property, regarding Water and sewer easements and the terms and provisions thereof between City of Anacortes, a municipal corporation and Raymond G. Jones and Margaret I. Jones, husband and wife, et al, recorded March 27, 1960 as Auditor's File No. 737329.

10. Easement for a 50-foot wide waterline delineated on the face of survey recorded November 28, 1995 in Volume 17 of Surveys, pages 173 and 174, under Auditor's File No. 9511280032, records of Skagit County, Washington.

11. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: July 17, 1996

Auditor's No.: 9607170027

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In Favor Of: Future owners of Phases 1 through 4 of the Ridge Condominium
 For: Access and utility purposes

12. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: April 24, 1998
 Auditor's No.: 9804240154
 Purpose: Ingress, egress and utilities
 Area Affected: A 30-foot by 50-foot wedge in the Common Area

13. Easement, affecting a portion of subject property for the purpose of Construction, maintenance and repair of a waterline and appurtenances, over, under and across said premises including terms and provisions thereof granted to City of Anacortes recorded May 2, 2001 as Auditor's File No. 200105020111

14. Agreement, affecting subject property, regarding Landscape and water detention maintenance and the terms and provisions thereof between Ronald A. Woolworth and Pacific Ridge Properties LLC and Association of Unit Owners of the Ridge Condominium, recorded April 29, 2004 as Auditor's File No. 200404290123.

15. Easement, affecting a portion of subject property for the purpose of Parking and landscaping including terms and provisions thereof granted to Association of Unit Owners of the Ridge Condominium recorded April 29, 2004 as Auditor's File No. 200404290124

16. Easement, affecting a portion of subject property for the purpose of Walking Path including terms and provisions thereof granted to City of Anacortes recorded April 29, 2004 as Auditor's File No. 200404290125

17. Easement, affecting a portion of subject property for the purpose of Storm drainage including terms and provisions thereof granted to Association of Unit Owners of the Ridge Condominium recorded April 29, 2004 as Auditor's File No. 200404290126

18. Declaration of easements, covenants and road maintenance agreement, including the terms and conditions thereof recorded May 23, 2005 as Auditor's File No. 200505230147

19. 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 Survey recorded November 28, 1995 as Auditor's File No. 9511280032.

20. 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 Mariner's Ridge A Condominium and First Amendment to Mariner's Ridge recorded June 12, 2006 and June 19, 2008 as Auditor's File No. 200606120159 and 200806190101.

21. 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.

22. 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

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: June 18, 2008 and January 12, 2009
 Recorded: June 19, 2008 and January 20, 2009

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Auditor's Nos.: 200806190102 and 200901200023

23. Public and Private easements, if any, over vacated portion of said premises.

24. Development Rights as set out on the face of Mariner's Ridge Condominium.

25. 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 Record of Survey - Mariner's Ridge, a condominium recorded December 21, 2015 as Auditor's File No. 201512210057.