

WHEN RECORDED RETURN TO:

Name: Ralph Niels Bladt and Barbara Jane Fulton
Address: PO BOX 902
Lopez Island, WA 98261

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3385

Jul 23 2021

Amount Paid \$10692.80

Skagit County Treasurer

By Heather Beauvais Deputy

200948-LT

Escrow Number: 794463RT

Filed for Record at Request of: *Rainier Title, LLC*

STATUTORY WARRANTY DEED

THE GRANTOR(S), Janet E. Henson, Trustee of the Janet E. Henson Revocable Living Trust, dated October 20, 1986, for and in consideration of Ten dollars and Zero cents (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to Barbara J. Fulton and Ralph N. Bladt, a married couple the following described real estate, situated in the County of Skagit, State of Washington:

Unit 8, Building 4, "THE RIDGE CONDOMINIUM PHASE II, a condominium, "according to Declaration thereof recorded under, Auditor's File No. 9607170029, as amended by Supplemental Declaration recorded May 1, 1997 under Auditor's File No. 9705010035 and Survey Map and Plans thereof recorded in Volume 16 of Plats, pages 111 through 114, records of Skagit County, Washington.

situate in the County of Skagit, State of Washington.

Abbreviated Legal: Unit 8, Bldg 4, Ridge Condo Ph II

Subject to: See attached Exhibit A, which is made a part hereof by this reference.

Tax Parcel Number(s): P109085

Dated: July 8, 2021

Signature and Notary follow on next page

LPB 10-05 (r-l)

This page is attached to and made a part of the Statutory Warranty Deed

Janet E. Henson Revocable Living Trust

Janet E. Henson
By: Janet E. Henson, Trustee

STATE OF Washington

ss.

COUNTY OF ~~Snohomish~~ Skagit

I certify that I know or have satisfactory evidence that **Janet E. Henson** (is/are) the person(s) who appeared before me, and said persons (s) acknowledged that (he/she/they) signed this instrument and acknowledge it as the **Trustee of Janet E. Henson Revocable Living Trust, dated October 20, 1986** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument

Dated: July 14, 2021

Eddie Muanda
Name: Eddie Muanda
Notary Public in the State of WA
Residing in: Seattle WA
My Commission Expires: 10/01/2023

EDDIE MUANDA
Notary Public
State of Washington
License Number 178267
My Commission Expires
October 01, 2023

Exhibit A

Subject To:

MATTERS DISCLOSED BY RECORD OF SURVEY:

Recorded: November 28, 1995
Auditor's File No.: 9511280032
Regarding: Location of fences

**COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS,
PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON
THE FACE OF SAID PLAT OR SHORT PLAT:**

Plat/Short Plat: The Ridge Condominium, Phases 1 and 2
Recorded: July 17, 1996
Auditor's No.: 9607170028

Plat/Short Plat: The Ridge Condominium, Phase 3
Recorded: May 1, 1997
Auditor's No.: 9705010034

Plat/Short Plat: The Ridge Condominium, Phase 4
Recorded: February 6, 1998
Auditor's No.: 9802060103

Terms, covenants, conditions, easements, and restrictions and liability for assessments contained in Declaration of Condominium for said condominium, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap by does not discriminate against handicap persons:

Recorded: July 17, 1996
Auditor's No.: 9607170029

MODIFIED BY INSTRUMENT:

Recorded: May 1, 1997 and February 6, 1998
Auditor's No.: 9705010035 and 9802060104

BYLAWS AND THE TERMS AND CONDITIONS THEREOF:

Recorded: July 17, 1996
Auditor's No.: 9607170030

Regulations and requirements of Chapter 64.32 of Revised Code of Washington, designated as the "Horizontal Property Regimes Act (Condominiums) and amendments thereto, other than those pertaining to the actual valid creation of the condominium itself, which the Company does insure now exists.

Any question as to mis-numbered or identified condominium unit.

End of Exhibit A