

When recorded return to:
Fred Burd and Chieko Burd
3909 View Ridge
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620048471

CHICAGO TITLE
620048471

STATUTORY WARRANTY DEED

THE GRANTOR(S) Karen Koster Monsen and Kathryn McKinstry Successor Trustee's of the Donna S Koster Revocable Living Trust Dated April 3, 1998

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Fred Burd and Chieko Burd, a married couple

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

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

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

UNIT 14, BLDG 7, "THE RIDGE CONDOMINIUM PHASE 111", A CONDO

Tax Parcel Number(s): P111455 / 4693-000-014-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4984

Oct 29 2021

Amount Paid \$11298.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: October 19, 2021

Karen Koster Monsen and Kathryn McKinstry Trustee's of the Donna S Koster Revocable Living Trust
Dated April 3, 1998

BY: Karen Koster Monsen
Karen Koster Monsen
Trustee

BY: Kathryn McKinstry
Kathryn McKinstry
Trustee

State of Colorado
County of Routt

This record was acknowledged before me on 10/25/21 by
Karen K. Monsen + Kathryn McKinstry

as _____ of _____
Joseph John Ghiglia Jr
(Signature of notary public)

Notary Public in and for the State of Colorado
Residing at: 28950 Valley View Ln, Steamboat Spgs, CO 80487
My commission expires: 5/20/24

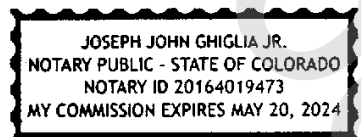


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P111455 / 4693-000-014-0000

UNIT 14, BUILDING 7, "THE RIDGE CONDOMINIUM PHASE III", A CONDOMINIUM, ACCORDING TO THE SUPPLEMENTAL DECLARATION AND BY-LAWS THEREOF RECORDED UNDER AUDITOR'S FILE NOS. 9705010035 AND 9607170030, AND SURVEY MAP AND PLANS THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGES 164 AND 167, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. 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:

Recording No: 9607170028

Modification(s) of said instrument

Recording Date: May 1, 1997
Recording No.: 9705010034

Modification(s) of said instrument

Recording Date: February 6, 1998
Recording No.: 9802060103

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. The matters set forth in the document shown below which, among other things, contains or provides for: certain easements; liens and the subordination thereof; provisions relating to partition; restrictions on severability of component parts; and 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, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Entitled: Condominium Declaration
Recording Date: July 17, 1996
Recording No.: 9607170029

Recording Date: May 1, 1997
Recording No.: 9705010035

EXHIBIT "B"Exceptions
(continued)

Recording Date: February 6, 1998
Recording No.: 9802060104

And in Bylaws thereof

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

4. Lien of assessments levied pursuant to the Declaration for The Association of Unit Owners of the Ridge Condominium to the extent provided for by Washington law.
5. Agreement, including the terms and conditions thereof; entered into;

Executed: Pacific Ridge Properties, LLC, et al
Recorded: April 29, 2004
Recording No.: 200404290123
Providing: Storm water detention
6. Agreement, including the terms and conditions thereof; entered into;

By: City of Anacortes, a municipal corporation
And Between: Raymond G. Jones and Margaret I. Jones, husband and wife, et al
Recorded: March 27, 1970
Auditor's No.: 737329, records of Skagit County, Washington
Providing: Water and sewer easements
7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. Dues, charges and assessments, if any, levied by Association Unit Owners of Ridge Condominium.
9. Assessments, if any, levied by City of Anacortes.
10. City, county or local improvement district assessments, if any.