

When recorded return to:

Joshua Couch and Emily Couch  
3719 West 5th St.  
Anacortes, WA 98221

GNW 21-13627

## STATUTORY WARRANTY DEED

THE GRANTOR(S) EAGLE RIDGE PARTNERS LLC, a Washington Limited Liability Company, ,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Joshua Couch and Emily Couch, a married couple

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:  
EAGLE RIDGE, LOT 5

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): P125681/4916-000-005-0000

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5536

Dec 03 2021

Amount Paid \$2852.97

Skagit County Treasurer

By Lena Thompson Deputy

Statutory Warranty Deed  
LPB 10-05

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Dated: 11-30-21

EAGLE RIDGE PARTNERS LLC, a Washington Limited Liability Company

By: [Signature]  
Frank B. Lewis, Managing Member

STATE OF NEVADA  
COUNTY OF Clark

I certify that I know or have satisfactory evidence Frank B. Lewis is the person who appeared before me and said person acknowledged that he signed this instrument, on oath stated he is authorized to execute the instrument and is the Managing Member of EAGLE RIDGE PARTNERS LLC to be free and voluntary act of such party for the uses and purposes mentioned in this instrument.

[Signature]  
Signature  
Notary Public  
Title



My appointment expires: 03/04/2023

**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 2104 Pennsylvania Court, Anacortes, WA 98221  
Tax Parcel Number(s): P125681/ 4916-000-005-0000

**Property Description:**

Lot 5, "PLAT OF EAGLE RIDGE", as per plat recorded January 11, 2007 under Auditor's File No. 200701110039, records of Skagit County, Washington.

Statutory Warranty Deed  
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**EXHIBIT B**

21-13627-KS

**1. EASEMENT AND PROVISIONS THEREIN:**

Grantee: Puget Sound Power &amp; Light Company

Dated: August 13, 1962

Recorded: August 17, 1962

Auditor's No.: 625248

Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way;

Location: Exact location undisclosed

**2. 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:**

Recorded: November 13, 1991

Auditor's No.: 9111130050

Affects: Adjacent property to the West

**3. EASEMENT AND PROVISIONS THEREIN:**

Grantee: Puget Sound Energy, Inc.

Dated: February 6, 2006

Recorded: February 13, 2006

Auditor's No.: 200602130175

Purpose: Right to enter said premises to operate, maintain, repair, underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.

Affects: A strip of land ten (10) feet in width with five (5) feet on each side of the centerline of grantee's facilities as now constructed, to be constructed, extended or relocated lying within the above described parcel. This easement description may be superseded at a later date with a surveyed description provided at no cost to Grantee.

**4. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Port of Anacortes, a Washington municipal corporation

Dated: July 17, 2006

Recorded: August 18, 2006

Auditor's No.: 200608180118

Purpose: A perpetual, exclusive easement for the free and unobstructed use and passage of all types of aircraft over, across and through the airspace in excess of 35 feet above the property and in the vicinity of the property, which such use and passage being unlimited as to noise, time of day or frequency

Area Affected: Portion of the subject property

**5. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:**

Dated: January 5, 2007

Recorded: January 8, 2007

Auditor's No.: 200701080164

Statutory Warranty Deed  
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Executed By: Eagle Ridge Partners, LLC, a Washington limited liability company

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Recorded: June 29, 2007

Auditor's No.: 200706290190

6. 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:

Plat/Subdivision Name: Plat of Eagle Ridge

Recorded: January 11, 2007

Auditor's No.: 200701110039

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".