

**When recorded return to:**  
Angele M. Healy  
2303 Cascade Court Unit 1  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20221498  
Apr 12 2022  
Amount Paid \$13024.60  
Skagit County Treasurer  
By Kaylee Oudman Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620050972

**CHICAGO TITLE**  
620050972

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Grant C. Gifford, as Successor Trustee of the Sheila M. Gifford Fund described in Article 5 under such agreement dated July 3, 1991

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Angele M. Healy, an unmarried person

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 1, "AMENDED FOREST RIDGE PUD PHASE 1,"

Tax Parcel Number(s): P117320 / 4764-000-001-0000

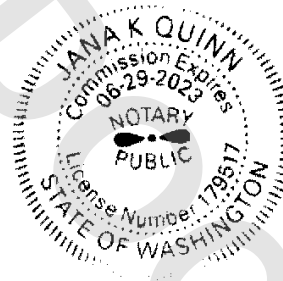
Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: April 7, 2022

Grant C. Gifford, as Successor Trustee of the Sheila M. Gifford Fund described in Article 5 under such agreement dated July 3, 1991

BY: Grant C. Gifford~~Grant C. Gifford~~ Grant C. Gifford  
Successor TrusteeState of Washington  
County of SnohomishThis record was acknowledged before me on 04/08/2022 by  
Grant C. Giffordas Successor Trustee of  
the Sheila M. Gifford FundJanak Quinn  
(Signature of notary public)Notary Public in and for the State of Washington  
Residing at: Arlington  
My commission expires: 06/29/2023

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P117320 / 4764-000-001-0000**

UNIT 1, "AMENDED FOREST RIDGE PUD PHASE 1," AS PER PLAT RECORDED ON NOVEMBER 8, 2000, UNDER AUDITOR'S FILE NO. 200011080122, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**

## Exceptions

1. 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: November 1, 2000  
Recording No.: 200011010001

2. Lien of assessments levied pursuant to the Declaration for Forest Ridge P.U.D Owner's Association to the extent provided for by Washington law.
3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Plat of Forest Ridge PUD Phase 1:

Recording No: 200011080122

4. Native Growth Protection Area Agreement and the terms and conditions thereof:

Recording Date: June 6, 2012  
Recording No.: 201206060088

5. ByLaws for Forest Ridge P.U.D. Owner's Association and the terms and conditions thereof:

Recording Date: January 17, 2020  
Recording No.: 202001170052

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof: Indian treaty or aboriginal rights.
7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by City of Anacortes.