

When recorded return to:
Janney C. Jensen
3803 View Ridge, Unit 24
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
206406-LT
Escrow No.: 620052514

CHICAGO TITLE
620052514

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeanie B. Berna and James L. Berna, wife and husband

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

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

UNIT 24, BUILDING 12, THE RIDGE CONDOMINIUM PHASE 4, A CONDOMINIUM ACCORDING TO THE SUPPLEMENTAL DECLARATION AND BY-LAWS THEREOF RECORDED UNDER AUDITOR'S FILE NO. 9802060104 AND 9607170030 AND SURVEY MAP AND PLANS THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGES 220 THROUGH 223, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P112648 / 4711-000-024-0000

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20223805
Sep 15 2022
Amount Paid \$12900.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: August 26, 2022

Jeanie B. Berna
Jeanie B. Berna

James L. Berna
James L. Berna

State of Washington
County of Skagit

This record was acknowledged before me on 9-2-2022 by Jeanie B. Berna and James L. Berna.

Jennifer Brazil
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 7-25-2024



**EXHIBIT "A"
EXCEPTION**

Order No.: 620052514

For APN/Parcel ID(s): P112648 / 4711-000-024-0000

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.

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 Phase 4
Recorded: February 6, 1998
Auditor's File No.: 9802060103

Matters with respect to the location of fences are disclosed by Survey recorded in Volume 17 of Surveys, pages 173 and 174, recorded under Auditor's File No. 9511280032, records of Skagit County, Washington.

Any defeasance of the undivided interest upon including of any subsequent phase(s) to the Condominiums.

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, May 1, 1997 and February 6, 1998
Auditor's Nos.: 9607170029, 9705010035 and 9802060104

AND IN BYLAWS THEREOF:

Recorded: July 17, 1996
Auditor's No.: 9607170030, records of Skagit County, WA

Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto.

Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s):

Recorded: July 17, 1996 and December 16, 2021
Auditor's No.: 9607170030 and 202112160058 records of Skagit County, WA
Imposed by: The Association of Unit Owners of the Ridge Condominium

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- . Municipal assessments and impact fees, if any, levied by City of Anacortes.
- . Assessments, if any, due and owing Association of Unit Owners of the Ridge Condominium.

EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantee: City of Anacortes, a Washington municipal corporation
Purpose: Utility easement
Area Affected: Said premises
Dated: June 2, 2022
Recorded: June 3, 2022
Auditor's File No.: 202206030054