

When recorded return to:
Lynnea Dee Dunbar
4309 Blue Heron Circle Unit 202
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20237370
Jul 24 2023
Amount Paid \$8117.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620053680

CHICAGO TITLE
620053680

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jodi Bushey-Chambers, an unmarried person, as her separate estate

for and in consideration of
in hand paid, conveys and warrants to Lynnea Dee Dunbar, an unmarried person

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

UNIT D-202, VIEW RIDGE VILLAS, A CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF, RECORDED NOVEMBER 13, 2007, UNDER AUDITOR'S FILE NO. 200711130143, AMENDED BY AUDITOR'S FILE NO. 200809250040 AND 200809260054, AND ACCORDING TO THE SURVEY MAP AND PLANS THEREOF RECORDED NOVEMBER 13, 2007, UNDER AUDITOR'S FILE NO. 200711130142, 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): P126932 / 4944-004-202-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 7-20-2023

Jodi Bushey-Chambers
Jodi Bushey-Chambers

State of _____

County of _____

This record was acknowledged before me on _____ by Jodi Bushey-Chambers.

(Signature of notary public)

Notary Public in and for the State of _____

My commission expires: _____

see ATTACH ACK-

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

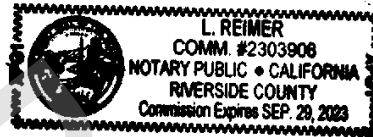
County of Riverside

On July 20, 2023 before me, L. Reimer, Notary Public, personally appeared

Jodi Bushey - Chambers who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under **PENALTY OF PERJURY** under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



L. Reimer
Signature of Notary Public

OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Statutory Warranty
(Title or description of attached document)

Used
(Title or description of attached document continued)

Number of Pages 3 Document Date 7-20-23

(additional information)

EXHIBIT "A"**Exceptions**

1. Relinquishment of access to State Highway and of light, view and air by Deed:
Grantee: State of Washington
Recording Date: November 1, 1956 and November 26, 1957
Recording No.: 543652
Recording No.: 558888
2. 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, 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 in the document

Recording Date: July 1, 1974
Recording No.: 803083
3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: City of Anacortes, a municipal corporation
Purpose: Sanitary sewer
Recording Date: February 15, 1977
Recording No.: 851033
Affects: Portion of said premises
4. 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 Re-Plat of Stittwood:

Recording No: 8307150036
5. 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, 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 in the document

Recording Date: August 21, 1985
Recording No.: 8508210050
6. Dedication of the common areas and Blue Heron Circle to Property Owner's Association and

EXHIBIT "A"**Exceptions
(continued)**

the terms and conditions thereof:

Recording Date: March 28, 1985
Recording No.: 8503280059
Recording No.: 8503280060

7. Declaration of Easement and the terms and conditions thereof;

Recorded: April 13, 1989
Auditor's File No.: 8904130063

As Follows:

Costs or repair, maintenance, and upkeep of said private road, shall be borne by the owners of the principal tracts who have an appurtenant interest in said private road.

8. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: June 7, 1989
Recording No.: 8906070005
Affects: 10 foot right-of-way

9. 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 View Ridge Villas, a Condominium:

Recording No: 200711130142

10. 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, 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.

Entitled: Declaration of Condominium
Recording Date: November 13, 2007

EXHIBIT "A"**Exceptions
(continued)**

Recording No.: 200711130143

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 25, 2008

Recording No.: 200809250040

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 26, 2008

Recording No.: 200809260054

11. Lien of assessments levied pursuant to the Declaration for View Ridge Villas Condominium to the extent provided for by Washington law.
12. 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 Survey.

Recording No: 200801280007
13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Comcast of Washington IV, Inc.
Purpose:	Broadband communication services
Recording Date:	May 23, 2008
Recording No.:	200805230071
Affects:	Common areas
14. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
15. City, county or local improvement district assessments, if any.
16. Assessments, if any, levied by Anacortes.
17. Assessments, if any, levied by View Ridge Villas Condominium.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 03/24/23
between Lynnea Dee Dunbar ("Buyer")
Buyer
and Jodi Bushey Chambers ("Seller")
Seller
concerning 4309 Blue Heron Cir Unit #202 Anacortes WA (the "Property")
Address City State Zip 98221

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

This disclosure applies to parcels designated or within 1 mile of designated agricultural - land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Jodi Bushey 2-16-2023
Buyer Date
Authentication
Bonnie Graham 03/24/23
Buyer Date

Jodi Bushey-Chambers 03/24/23
Seller Date
Authentication
Jodi Bushey-Chambers 03/24/23
Seller Date

Lynnea Dee Dunbar 03/26/23
Buyer Date