

When recorded return to:

Janetta Michelsen
3611 Portage Lane
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20239042

Dec 15 2023

Amount Paid \$7365.00
Skagit County Treasurer
By Lena Thompson Deputy

GNW 23-18141

STATUTORY WARRANTY DEED

THE GRANTOR(S) Joyce Robinson, an unmarried woman, 6807B Gibraltar Place, Anacortes, WA 98221,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Janetta Michelsen, an unmarried person

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: Property 1:
Unit F-2, MARINER'S RIDGE VILLAS, A CONDOMINIUM

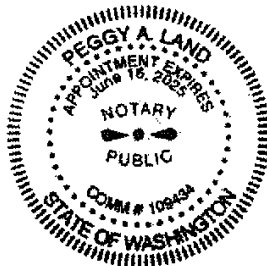
This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may
appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B"
attached hereto

Tax Parcel Number(s): P123818/4877-000-006-0200

Statutory Warranty Deed
LPB 10-05

Order No.: 23-18141-KM

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Dated: 12-7-23Joyce Robinson by Rebecca Budnik
Joyce Robinson by Rebecca Budnik, her Attorney-In-FactSTATE OF WASHINGTON
COUNTY OF SKAGITThis record was acknowledged before me on 7th day of December, 2023 by Rebecca Budnik. *attorney in factSignature Peggy A. LandTitle NotaryMy commission expires: June 16, 2025Statutory Warranty Deed
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**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 3611 Portage Lane, Anacortes, WA 98221

Tax Parcel Number(s): P123818/4877-000-006-0200

Property Description:

Unit F-2, "MARINER'S RIDGE VILLAS, A CONDOMINIUM", according to the Declaration recorded December 7, 2005 under Auditor's File No. 200512070089, and any Amendments thereto, and Survey Map and Plans recorded under Auditor's File No. 200512070088.

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EXHIBIT B

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9. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: City of Anacortes, a municipal corporation

And: Raymond G. Jones and Margaret I. Jones, husband and wife, et al

Dated: November 5, 1968

Recorded: March 27, 1960

Auditor's No.: 737329

Providing: Water and sewer easements

10. Easement for a 50-foot wide waterline delineated on the face of survey recorded November 28, 1995 in Volume 17 of Surveys, pages 173 and 174, under Auditor's File No. 9511280032, records of Skagit County, Washington.

11. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: July 17, 1996

Auditor's No.: 9607170027

In Favor Of: Future owners of Phases 1 through 4 of the Ridge Condominium

For: Access and utility purposes

12. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: April 24, 1998

Auditor's No.: 9804240154

Purpose: Ingress, egress and utilities

Area Affected: A 30-foot by 50-foot wedge in the Common Area

13. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of: City of Anacortes

Recorded: May 2, 2001

Auditor's No.: 200105020111

For: Construction, maintenance and repair of a waterline and appurtenances, over, under and across said premises

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Affects: Common Area

14. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Ronald A. Woolworth

And: Pacific Ridge Properties LLC and Association of Unit Owners of the Ridge Condominium

Recorded: April 29, 2004

Auditor's No.: 200404290123

Regarding: Landscape and water detention maintenance

15. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Association of Unit Owners of the Ridge Condominium

Recorded: April 29, 2004

Auditor's No.: 200404290124

Purpose: Parking and landscaping

Area Affected: Common Area

16. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes

Recorded: April 29, 2004

Auditor's No.: 200404290125

Purpose: Walking Path

Area Affected: Common Area

17. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Association of Unit Owners of the Ridge Condominium

Recorded: April 29, 2004

Auditor's No.: 200404290126

Purpose: Storm drainage

Area Affected: Common Area

18. DECLARATION OF EASEMENTS, COVENANTS AND ROAD MAINTENANCE AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Dated: May 13, 2005

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Recorded: May 23, 2005

Auditor's No.: 200505230147

Affects: Common Area

19. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING
PLAT/SUBDIVISION:

Plat/Subdivision Name: Mariner's Ridge Villas

Recorded: December 7, 2005

Auditor's No.: 200512070088

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".

20. Terms, provisions, requirements and limitations contained in the Washington Condominium Act, Chapters 43 and 428, Laws of 1989 (R.C.W. 64.34) and as may be hereafter amended.

The Company calls attention to provisions contained in the Washington Condominium Act (RCW 64) and Senate Bill 6175 Washington Uniform Common Interest Ownership Act requiring delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate"

21. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration and as may be contained in the bylaws adopted pursuant to said Declaration.

Recorded: December 7, 2005

Auditor's File No.: 200512070089

Said Instrument was re-recorded on on April 13, 2018, under Auditor's File No. 201804130084.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: August 23, 2007

Recorded: August 24, 2007

Auditor's No.: 200708240097 and 200708240098

22. Any tax, fee, assessments or charges as may be levied by Mariner's Ridge Villas Condominium Association.

23. Municipal assessments, if any, levied by the City of Anacortes.

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