

When recorded return to:
John Timothy
3614 Portage Lane Unit 102
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

32650 State Route 20, Ste. E 202
Oak Harbor, WA 98277

Escrow No.: 245465171 *CT*

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20242013

Sep 03 2024

Amount Paid \$7029.00

Skagit County Treasurer

By BELEN MARTINEZ Deputy

Chicago Title
620056941

STATUTORY WARRANTY DEED

THE GRANTOR(S) Anne Patrick Kinney, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys and warrants to John M. Timothy, a single man

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 102, BLDG B, FIRST AMENDMENT TO MARINER'S RIDGE, A CONDO

Tax Account No.: P127641 / 4959-002-102-0000

Tax Parcel Number(s):

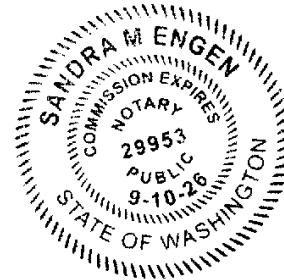
STATUTORY WARRANTY DEED
(continued)Dated: August 28, 2024Anne Patrick Kinney
Anne Patrick KinneyState of Washington
County of IslandThis record was acknowledged before me on 8/28/24 by
Anne Patrick KinneySandra M Engen
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 9-10-26

EXHIBIT "A"

Legal Description

UNIT 102, BUILDING B, "FIRST AMENDMENT TO MARINER'S RIDGE, A CONDOMINIUM",
ACCORDING TO THE DECLARATION RECORDED JUNE 19, 2008, UNDER AUDITOR'S FILE NO.
200806190102 AND SURVEY MAP AND
PLANS RECORDED UNDER AUDITOR'S FILE NO. 200806190101, BEING AN AMENDMENT TO
"MARINER'S RIDGE, A CONDOMINIUM", RECORDED UNDER AUDITOR'S FILE NO.
200606120159, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

EXHIBIT "B"**Exceptions
(Continued)**

1. Agreement, including the terms and conditions thereof; entered into;
By: City of Anacortes, a municipal corporation
And Between: Raymond G. Jones and Margaret I. Jones, husband and wife, et al
Recorded: March 27, 1960
Recording No.: 737329, records of Skagit County, Washington
Providing: Water and sewer easements
2. 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: 9511280032
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Recorded: July 17, 1996
Recording No.: 9607170027, records of Skagit County
In favor of: Future owners of Phases 1 through 4 of the Ridge Condominium
For: Access and utility purposes
4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Recorded: April 24, 1998
Recording No.: 9804240154, records of Skagit County, Washington
In favor of: Ingress, egress and utilities
For: A 30 foot by 50 foot wedge in the common area
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Recorded: May 2, 2001
Recording No.: 200105020111, records of Skagit County, Washington
In favor of: City of Anacortes
For: Construction, maintenance and repair of a waterline and appurtenances, over, under and across said premises
Affects: Common area
6. Agreement, including the terms and conditions thereof; entered into;
By: Ronald A. Woolworth
And Between: Pacific Ridge Properties LLC and Association of Unit Owners of the Ridge Condominium
Recorded: April 29, 2004

EXHIBIT "B"**Exceptions
(Continued)**

Recording No.: 200404290123, records of Skagit County, Washington
Providing: Landscape and water detention maintenance

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document
Recorded: April 29, 2004
Recording No.: 200404290124, records of Skagit County, Washington
In favor of: Association of Unit Owners of the Ridge Condominium
For: Parking and landscaping
Affects: Common area
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Recorded: April 29, 2004
Recording No.: 200404290125, records of Skagit County, Washington
In favor of: City of Anacortes
For: Walking path
Affects: Common area
9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Recorded: April 29, 2004
Recording No.: 200404290126, records of Skagit County, Washington
In favor of: Association of Unit Owners of the Ridge Condominium
For: Storm drainage
Affects: Common area
10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: May 23, 2005

Recording No.: 200505230147
11. 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: 9511280032

EXHIBIT "B"**Exceptions
(Continued)**

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 MARINER'S RIDGE, A CONDOMINIUM:

Recording No: 200606120159

13. 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.

Recording No.: 200606120160

Recording No.: 200806190102

Recording No.: 200901200023

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 7, 2019

Recording No.: 201911070069

14. Lien of assessments levied pursuant to the Declaration for Mariner's Ridge condominium to the extent provided for by Washington law.
15. 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 FIRST AMENDMENT TO MARINER'S RIDGE A CONDOMINIUM:

Recording No: 200806190101

16. 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

EXHIBIT "B"

Exceptions
(Continued)

federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey.

Recording No: 202008280113

17. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

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

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

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 07/20/24
between John Timothy ("Buyer")
Buyer Buyer
and Anne Patrick Kinney ("Seller")
Seller Seller
concerning 3614 Portage Lane #102 102 Anacortes WA 98221 (the "Property")
Address City State Zip

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.

Authentication:
John Timothy 07/20/2024
Buyer Date

Authentication:
Anne Kinney 07/04/2024
Seller Date

Buyer Date

Seller Date