

When recorded return to:

Michael Ahrenius and Jeri Ahrenius
19 Best Place
Friday Harbor, WA 98250

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20250901

Mar 31 2025

Amount Paid \$7125.00
Skagit County Treasurer
By Lena Thompson Deputy

GNW 25-23036

STATUTORY WARRANTY DEED

THE GRANTOR(S) Christina B. Romeo, a single woman, and Grandview Resources LLC, a Texas Limited Liability Company, 640 Kingwood Drive Northwest, Salem, OR 97304,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Michael Ahrenius and Jeri Ahrenius, a married couple

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

Unit D-101, VIEW RIDGE VILLAS, A CONDOMINIUM, according to the Declaration thereof, recorded November 13, 2007, under Auditor's File No. 200711130143, and any amendments thereto, and delineated on the Survey Map and Plans thereof recorded November 13, 2007, under Auditor's File No. 200711130142, records of Skagit County, Washington.

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): P126929/4944-004-101-0000

Statutory Warranty Deed
LPB 10-05

Order No.: 25-23036-KM

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Dated: 3/25/25

Christina B. Romeo

Grandview Resources LLC, a Texas Limited Liability Company

By: [Signature]

Water Dance, LLC

By: Anthony Saraceni, Managing Member

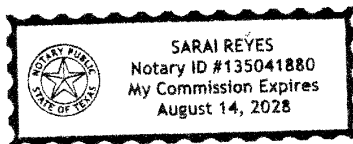
STATE OF TexasCOUNTY OF Harris

This record was acknowledged before me on this _____ day of March, 2025, by Christina B. Romeo.

Signature _____

Title _____

My commission expires: _____

STATE OF Harris ^{SP} TexasCOUNTY OF HarrisThis record was acknowledged before me on this 26 day of March, 2025, by Anthony Saraceni, Member of Grandview Resources LLC.Signature Sarai ReyesTitle Notary PublicMy commission expires: August 14, 2028

Dated: 25 March 2025

[Signature]
Christina B. Romeo

Grandview Resources LLC, a Texas Limited Liability Company

By: _____
Water Dance, LLC
By: Anthony Saraceni, Managing Member

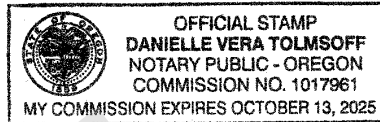
STATE OF Oregon
COUNTY OF Polk

This record was acknowledged before me on this 25 day of March, 2025, by Christina B. Romeo.

[Signature]
Signature

Notary Public
Title

My commission expires: 13 October 2025



STATE OF _____
COUNTY OF _____

This record was acknowledged before me on this _____ day of March, 2025, by Anthony Saraceni, Member of Grandview Resources LLC.

Signature

Title

My commission expires:

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EXHIBIT B

25-23036-KM

9. Relinquishment of right of access to State Highway and of light, view and air, under terms of deed to the State of Washington, recorded November 11, 1956, and November 26, 1956, under Auditor's File Nos. 543652 and 558888, respectively.

10. Covenants contained in Contract dated June 28, 1974 and recorded July 1, 1974, as Auditor's File No. 803083, through which title is claimed:

Purchaser covenants he will not unreasonably obstruct the view of the existing home belonging to Norman S. Beets, adjacent to the above described premises. Purchaser also covenants that no single family residences shall be constructed on the property conveyed that are smaller in size than 1,000 square feet.

11. Easement, affecting a portion of subject property for the purpose of Sanitary Sewer including terms and provisions thereof granted to {easement_grantee} recorded on February 15, 1977 as Auditor's File No. 851033

12. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Plat of Stittwood Division III recorded on July 15, 1983 as Auditor's File No. 8307150036.

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

Recorded: April 13, 1989

Auditor's No.: 8904130063

Purpose: Ingress, egress and utilities

Area Affected: Blue Heron Circle

14. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by William D. Stitt, et al, recorded August 21, 1985 as Auditor's File No. 8508210050.

Said instrument was amended/restated by instrument recorded as Auditor's File No. 201911070050.

15. Dedication of the common areas and Blue Heron Circle to Property Owner's Association as set forth in documents recorded under Auditor's File Nos. 8503280060 and 8503280059.

16. Any questions that may arise regarding access to the subject property due to the fact that access is over a common area which is owned by the Property Owner's Association.

17. 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"

18. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and

encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named View Ridge Villas, a Condominium recorded November 13, 2007 as Auditor's File No. 200711130142.

19. 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: November 13, 2007

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Auditor's File No.: 200711130143

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declarations Dated: September 24, 2008 and September 26, 2008

Recorded: September 25, 2008 and September 26, 2008

Auditor's Nos.: 200809250040 and 200809260054

20. Easement, affecting a portion of subject property for the purpose of Broadband communications services including terms and provisions thereof granted to Comcast of Washington IV, Inc. recorded May 23, 2008 as Auditor's File No. 200805230071
21. Any tax, fee, assessments or charges as may be levied by Unit Owner's Association of View Ridge Villas, a Condominium.
22. Municipal assessments, if any, levied by the City of Anacortes. This Company suggests that inquiry be made to the City of Anacortes for current assessment status.
26. Unrecorded leaseholds, if any, and rights of parties in possession, if any.

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