

When recorded return to:

Geoffrey Nelson
46 PV Lane LLC
PO Box 82
Orcas Island, WA 98280

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251466

May 15 2025

Amount Paid \$7845.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

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

Chicago Title
Recorded: 245470320

Escrow No.: 245470320

CT - 620058207

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ven Dean Johnson, 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 46 PV Lane LLC, a Washington limited liability company

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 203, BLDG C, MARINER'S RIDGE A CONDO

Tax Parcel Number(s): P124671, 4894-003-203-0000

Subject to:

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

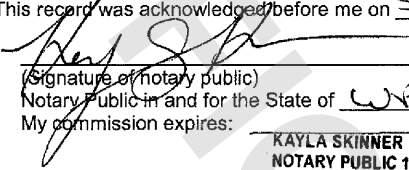
The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"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."

STATUTORY WARRANTY DEED

(continued)

Dated: 5/13/2025
Ven D JohnsonState of WACounty of BlaineThis record was acknowledged before me on 5/13/2025 by Ven D Johnson.
(Signature of notary public)Notary Public in and for the State of WA

My commission expires:

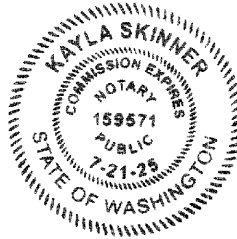
KAYLA SKINNER
NOTARY PUBLIC 159571
MY APPOINTMENT EXPIRES: 7-21-25

EXHIBIT "A"
Legal Description

UNIT 203, BUILDING C, MARINER'S RIDGE A CONDOMINIUM, ACCORDING TO THE
DECLARATION THEREOF RECORDED JUNE 12, 2006, UNDER RECORDING NO.
~~200606120160~~, AND SURVEY MAP AND PLANS RECORDED UNDER RECORDING NO.
~~200606120159~~, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND ANY AMENDMENTS
THERE TO.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

EXHIBIT "B"

Exceptions

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, Washington
 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
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

EXHIBIT "B"

Exceptions

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

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, 20

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

EXHIBIT "B"

Exceptions

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 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

18. Assessments, if any, levied by Anacortes.

19. City, county or local improvement district assessments, if any.