

**When recorded return to:**

Gail Douglas  
John and Gail Douglas Revocable Living Trust  
dated August 27, 2023  
3613 Portage Lane  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20251847

Jun 13 2025

Amount Paid \$7365.00  
Skagit County Treasurer  
By Lena Thompson 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  
245471348 / 620058628RU

Escrow No.: 245471348

**CT-620058628****STATUTORY WARRANTY DEED**

THE GRANTOR(S) Colin M. Morella, a married man as his separate estate

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 Gail Douglas, Trustee of The John and Gail Douglas Revocable Living Trust dated August 27, 2023

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.)

UT G-1, MARINER'S RIDGE VILLAS, A CONDOMINIUM, REC. NO. 200512070088

Tax Parcel Number(s): P123819, 4877-000-007-0100

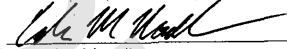
Subject to:

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

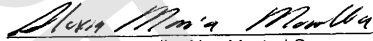
The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"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.

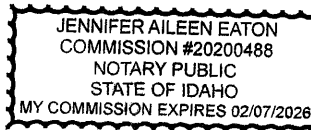
In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

STATUTORY WARRANTY DEED  
(continued)Dated: 6/10/25

Colin M. Morella

Alexia Maria Morella, Non Vested Spouse  
relinquishing any potential Homestead RightsState of Idaho  
County of AdaThis record was acknowledged before me on June 10, 2025 by Colin M. Morella and Alexia Maria Morella.

(Signature of notary public)

Notary Public in and for the State of Idaho  
My commission expires: Feb 7 2026

**EXHIBIT "A"**

Legal Description

UNIT G-1, MARINER'S RIDGE VILLAS, A CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF RECORDED DECEMBER 7, 2005, UNDER RECORDING NO. 200512070089, AND SURVEY MAP AND PLANS RECORDED UNDER RECORDING NO. 200512070088, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND ANY AMENDMENTS THERETO.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Special 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. Easement delineated on the face of said survey;

Recorded: November 28, 1995  
Recording No.: 9511280032, records of Skagit County, Washington  
For: 50 foot wide waterline

3. Easement, including the terms and conditions thereof, disclosed by instrument(s);

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, including the terms and conditions thereof, disclosed by instrument(s);

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, including the terms and conditions thereof, disclosed by instrument(s);

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, including the terms and conditions thereof, disclosed by instrument(s);

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, including the terms and conditions thereof, disclosed by instrument(s);

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"**  
Special Exceptions

9. Easement, including the terms and conditions thereof, disclosed by instrument(s);

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. 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 Date: April 13, 2018  
Recording No.: 201804130084, records of Skagit County, Washington

Being a re-recording of Recording No. 200512070089.

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 24, 2007  
Recording No.: 200708240097

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 24, 2007  
Recording No.: 200708240098

12. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: December 9, 1976  
Recording No.: 847220, records of Skagit County, Washington  
In favor of: City of Anacortes, a municipal corporation  
For: Waterlines

13. Easement, including the terms and conditions thereof, granted by instrument(s);

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

14. 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 Map and Plans:

Recording No: 200512070088

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

16. Assessments, if any, levied by Anacortes