

202507280076

07/28/2025 03:24 PM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor, WA

When recorded return to:

John Fred Cleveland
Lora Cleveland and John F Cleveland, Trustees of
The Cleveland Family Trust
PO Box 156
Copalis Beach, WA 98535

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20252401

Jul 28 2025

Amount Paid \$10185.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Chicago Title
620059546

Escrow No.: 620059546

STATUTORY WARRANTY DEED

THE GRANTOR(S) Barbara F. Erickson as Personal Representative of Estate of Catherine Foss,
deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Lora Cleveland and John F Cleveland, Trustees of The
Cleveland Family Trust

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 10, BLDG 5, THE RIDGE CONDOMINIUM PHASE II, A CONDO

Tax Parcel Number(s): P109087 / 4678-000-010-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: July 22, 2025

Estate of Catherine Foss

BY: Barbara F. EricksonBarbara F. Erickson
Personal RepresentativeState of WACounty of SpokaneThis record was acknowledged before me on 7/23/25 by Barbara F. Erickson
as Personal Representative of Estate of Catherine Foss.Anthony Buchanan
(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 6/11/29

Notary Public State of Washington ANTHONY BUCHANAN License #25017910 My Commission Expires June 11, 2029
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EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P109087 / 4678-000-010-0000

UNIT 10, BUILDING 5, THE RIDGE CONDOMINIUM PHASE II, A CONDOMINIUM, ACCORDING TO DECLARATION THEREOF RECORDED UNDER AUDITOR'S FILE NO. 9607170029 AND SURVEY MAP AND PLANS THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGES 111 THROUGH 114, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. 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: 9607170028

2. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: November 28, 1995

Recording No.: 9511280032

Matters shown: Matters with respect to the exact location of fences disclosed by Survey

3. 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.

Entitled: Declaration of Condominium

Recording Date: July 17, 1996

Recording No.: 9607170029

Recording Date: May 1, 1997

Recording No.: 9705010035

Recording Date: February 6, 1998

Recording No.: 9802060104

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 17, 1996

Recording No.: 9607170030

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 16, 2021

Recording No.: 202112160058

EXHIBIT "B"

Exceptions
(continued)

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 30, 2022
Recording No.: 202208300005

4. Lien of assessments levied pursuant to the Declaration for The Ridge Condominium to the extent provided for by Washington law.
5. Agreement and the terms and conditions thereof:

Executed by: Pacific Ridge Properties, LLC, et al
Recording Date: April 29, 2004
Recording No.: 200404290123
Providing: Storm water detention
6. Assessments, if any, levied by Anacortes.
7. City, county or local improvement district assessments, if any.