



201411200036

Skagit County Auditor \$74.00
11/20/2014 Page 1 of 3 1:44PM

When recorded return to:
Ven Johnson
3706 Portage Lane, Unit C101
Anacortes, WA 98221

GUARDIAN NORTHWEST TITLE CO.
STATUTORY WARRANTY DEED

107109-1

Order No.: NXWA-0130988

THE GRANTOR(S)

Joshua M. Sternberg and Bethany A. Sternberg, who acquired title as Bethany A. Jermyn, husband and wife

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys, and warrants to

Ven Dean Johnson, an unmarried person

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

See Exhibit A attached hereto and by this reference incorporated herein and made a part hereof

Abbreviated Legal: Unit 101, Building C Mariner's Ridge Condominium

Tax Parcel Number(s): P124664 4894-003-101-0000

Subject to Restrictions, Covenants, Conditions and Easements of Record marked as Exhibit "B" attached hereto and made a part hereof.

Dated: 11-19-2014

Joshua Sternberg

Bethany Sternberg

STATE OF: WA

COUNTY OF: King

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20144392
NOV 20 2014

Amount Paid \$ 2852.11
Skagit Co. Treasurer
By TB Deputy

On this day personally appeared before me Joshua Sternberg and Bethany Sternberg, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and seal of office this 19th day of November, 2014

Notary Signature
Notary Public residing at Bellevue

Printed Name: Francis N. Huynh

My Commission Expires: 10/29/16

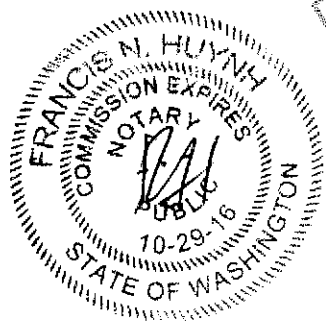


EXHIBIT A
Legal Description

Unit 101, Building C, "Mariner's Ridge A Condominium", according to the Declaration recorded June 12, 2006, under Auditor's File No. 200606120160 and Survey Map and Plans recorded under Auditor's File No. 200606120159.

Exhibit "B"

Conditions, Covenants, Restrictions and Easements of Record

A. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: City of Anacortes, a municipal corporation
And: Raymond G. Jones and Margaret I. Jones, husband and wife, et al

Dated: November 5, 1968

Recorded: March 27, 1969

Auditor's No.: 737329

Providing: Water and sewer easements

B. Easement for a 50-foot wide waterline delineated on the face of survey recorded November 28, 1995 in Volume 17 of Surveys, pages 173 and 174, under Auditor's File No. 9511280032, records of Skagit County, Washington.

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

Recorded: July 17, 1996

Auditor's No.: 9607170027

In Favor Of: Future owners of Phases 1 through 4 of the Ridge Condominium

For: Access and utility purposes

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

Recorded: April 24, 1998

Auditor's No.: 9804240154

Purpose: Ingress, egress and utilities

Area Affected: A 30-foot by 50-foot wedge in the Common Area

E. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED

INSTRUMENT:

In Favor Of: City of Anacortes

Recorded: May 2, 2001

Auditor's No.: 200105020111

For: Construction, maintenance and repair of a waterline and appurtenances, over, under and across said premises Affects: Common Area

F. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Ronald A. Woolworth

And: Pacific Ridge Properties LLC and Association of Unit Owners of the Ridge Condominium

Recorded: April 29, 2004

Auditor's No.: 200404290123

Regarding: Landscape and water detention maintenance

G. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Association of Unit Owners of the Ridge Condominium

Recorded: April 29, 2004

Auditor's No.: 200404290124

Purpose: Parking and landscaping

Area Affected: Common Area



H. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes
Recorded: April 29, 2004
Auditor's No.: 200404290125
Purpose: Walking Path
Area Affected: Common Area

I. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Association of Unit Owners of the Ridge Condominium
Recorded: April 29, 2004
Auditor's No.: 200404290126
Purpose: Storm drainage
Area Affected: Common Area

J. DECLARATION OF EASEMENTS, COVENANTS AND ROAD MAINTENANCE AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Dated: May 13, 2005
Recorded: May 23, 2005
Auditor's No.: 200505230147

Affects: Common Area

K. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: November 28, 1995
Auditor's No.: 9511280032

Said matters include but are not limited to the following:

I. Forty-four (44) foot wide access and utility easement.

L. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Mariner's Ridge A Condominium

Recorded: June 12, 2006
Auditor's No.: 200606120159

M. 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.

N. 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: June 12, 2006
Auditor's File No.: 200606120160

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: June 18, 2008 and January 12, 2009

Recorded: June 19, 2008 and January 20, 2009
Auditor's No.: 200806190102 and 200901200023

"Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this thirty day period, Grantee is further prohibited from conveying the property for a sales price greater than \$191,940.00 until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee"

