

When recorded return to:

Buckley Duane Evans and Tina Marie Evans
3817 Ridge Top Drive
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20263071

Sep 17 2026

Amount Paid \$11075.00

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

Escrow No.: 620063365

CHICAGO TITLE

620063365

STATUTORY WARRANTY DEED

THE GRANTOR(S) Malcolm McPhee, Jr Personal Representative of The Estate of Sarah Tobien
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Buckley Duane Evans and Tina Marie Evans, a married couple

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 6, BLDG 3, THE RIDGE CONDOMINIUM PHASE 1, A CONDOMINIUM

Tax Parcel Number(s): P109083/4678-000-006-0000

Subject to:

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

STATUTORY WARRANTY DEED

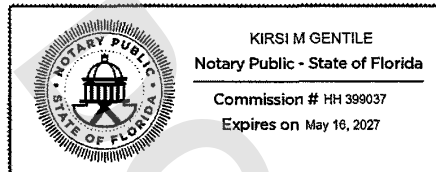
(continued)

Dated: 09/16/2026

The Estate of Sarah Tobien

BY: Malcolm McPhee, Jr
Malcolm McPhee, Jr
Personal RepresentativeState of Florida
County of: Palm Beach

This record was acknowledged before me by means of communication technology on 09/16/2026 by Malcolm McPhee, Jr, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledge it as the Personal Representative of The Estate of Sarah Tobien to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Appeared before me In person or X by remote online notarizationKirsi M. Gentile
(Signature of notary public)Notary Public in and for the State of Florida
Residing at: 5750 La Gorce Circle Lake Worth FL 33463
My commission expires: 05/16/2027Type of ID: Personally Known or X Provided Identification: Valid Washington State DL

Notarized remotely online using communication technology via Proof.

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P109083/4678-000-006-0000

UNIT 6, BUILDING 3, THE RIDGE CONDOMINIUM PHASE I, A CONDOMINIUM, ACCORDING TO SUPPLEMENTAL DECLARATION THEREOF RECORDED UNDER AUDITOR'S FILE NOS. 9607170029 AND 9802060104 AND SURVEY MAP AND PLANS THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGES 111 TO 114, RECORDS OF SKAGIT COUNTY, WASHINGTON;

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
Dated: November 5, 1968
Recording Date: March 27, 1970
Recording No.: 737329
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. 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 The Ridge Condominium Phases 1 and 2:

Recording No: 9607170028

4. Covenants, conditions, restrictions and easements 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, as set forth in the document

Recording Date: July 17, 1996
Recording No.: 9607170029

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 17, 1996
Recording No.: 9607170030

Modification(s) of said covenants, conditions and restrictions

EXHIBIT "B"Exceptions
(continued)

Recording Date: May 1, 1997
Recording No.: 9705010035

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 6, 1998
Recording No.: 9802060104

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 16, 2021
Recording No.: 202112160058

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 16, 2021
Recording No.: 202112160035

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Anacortes, a Washington municipal corporation
Purpose: Utility easement
Recording Date: June 3, 2022
Recording No.: 202206030054
Affects: a portion of said premises

6. 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: 201711150058

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by the City of Anacortes.