



201604220123

Skagit County Auditor \$76.00  
4/22/2016 Page 1 of 4 1:57PM

When recorded return to:  
Roger F. Jewett  
14175 Cove Court  
Anacortes, WA 98221

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273  
Escrow No.: 620025608

**CHICAGO TITLE**  
**620025608 STATUTORY WARRANTY DEED**

THE GRANTOR(S) Michael C. Stevens and Celese A. Stevens, husband and wife  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Roger F. Jewett, a single person as his separate estate  
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 22, Plat of Rock Ridge South Phase 1, according to the duly recorded plat thereof, recorded  
January 24, 2007, under Auditor's File No. 200701240094, and amended by Auditor's File No.  
200701250133, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P125844 / 4918-001-022-0000,

Subject to:

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

Dated: April 20, 2016

Michael C. Stevens

Celese A. Stevens

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20161507  
APR 22 2016

Amount Paid \$ 10,400.<sup>20</sup>  
Skagit Co. Treasurer  
By Deputy

STATUTORY WARRANTY DEED

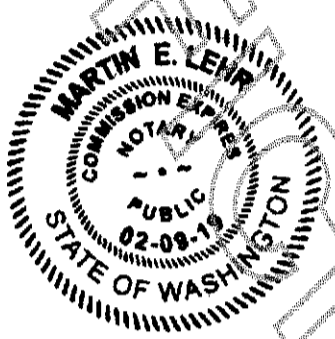
(continued)

State of WASHINGTON  
County of Skagit

I certify that I know or have satisfactory evidence that Michael C Stevens  
Felise A Stevens  
\_\_\_\_\_  
(is/are) the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: 4-21-16

Martin E. Lehr  
Name: MARTIN E. LEHR  
Notary Public in and for the State of WA  
Residing at: La Conner  
My appointment expires: 2-9-19



UNRECORDED  
PUBLIC DOCUMENT

**EXHIBIT "A"**  
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 PLAT OF ROCK RIDGE SOUTH PHASE 3:

Recording No: 200806300185

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 PLAT OF ROCK RIDGE WEST:

Recording No: 200203250231

3. Covenants, conditions and restrictions contained in Declaration(s) of restrictions but omitting any covenant or restrictions, if any, 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 law;

Recorded: April 26, 2002

Auditor's File No.: 200204260193, records of Skagit County, Washington

Executed By: Rock Ridge West LLC

Affects: Portion of Tract C

Said instrument is a re-recording of instrument (s);

Recorded: March 14, 2002

Auditor's No(s): 200203140025, records of Skagit County, Washington

4. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;

Recorded: April 26, 2002

Auditor's File No.: 200204260193, records of Skagit County, Washington

Imposed By: Rock Ridge West, L.L.C.

Affects: Portion of Tract C

Said instrument is a re-recording of instrument (s);

Recorded: March 14, 2002

Auditor's No(s): 200203140025, records of Skagit County, Washington

5. Public and private easements, if any, over vacated portions of said premises.

6. Terms, conditions and obligations, of the Declaration of Access Easement;

Recorded: February 28, 2002

Auditor's No.: 200202280226, records of Skagit County, Washington

Affects: Tracts B and C, Rock Ridge West

7. Terms, conditions and obligations of the Declaration of access easement;

Recorded: March 22, 2002

Auditor's No.: 200203220149, records of Skagit County, Washington

Affects: Portion of Tract C, Rock Ridge West

**EXHIBIT "A"**

Exceptions  
(continued)

8. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: July 11, 2006  
Auditor's No(s): 200607110101, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc.  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: Portion of Tract C, Rock Ridge West
9. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;  
Recorded: January 25, 2007  
Auditor's No(s): 200701250001, records of Skagit County, Washington
10. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:
- Imposed by: The Rock Ridge Community Association  
Recording Date: August 30, 2008  
Recording No.: 200806300184

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.