

POOR ORIGINAL



201701110061

Skagit County Auditor \$75.00  
1/11/2017 Page 1 of 3 3:28PM

When recorded return to:  
Daniel P. McLean and Lindsay Newlon  
2615 M. Avenue  
Anacortes, WA. 98221

Recorded at the request of:  
Guardian Northwest Title  
File Number: A112833

Statutory Warranty Deed

A 112833

GUARDIAN NORTHWEST TITLE CO

THE GRANTORS Jack E. Curtis and Josette F. Curtis, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Daniel P. McLean and Lindsay Newlon, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Lot 4, Rock Ridge South Phase 1

Tax Parcel Number(s): P125826, 4918-001-004-0000

Lot 4, 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.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 1-6-2017

x Jack E. Curtis

Josette F. Curtis

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2017112  
JAN 11 2017

STATE OF ~~Washington~~ <sup>CO</sup> COLORADO }  
COUNTY OF ~~EL PASO~~ } SS:

Amount Paid \$ 2532.60  
Skagit Co. Treasurer  
By M. M. Deputy

I certify that I know or have satisfactory evidence that Jack E. Curtis and Josette F. Curtis, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 1-6-2017

Trent Belford  
Printed Name: TRENT BELFORD  
Notary Public in and for the State of COLORADO  
Residing at EL PASO COUNTY  
My appointment expires: 8-19-2019

TRENT BELFORD  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20154032743  
COMMISSION EXPIRES AUG. 19, 2019

**SCHEDULE "B-1"**

**EXCEPTIONS:**

**A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:**

Plat/Subdivision Name: Rock Ridge West  
Recorded: March 25, 2002  
Auditor's No: 200203250231

**B. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:**

Dated: March 7, 2002  
Recorded: April 26, 2002  
Auditor's No: 200204260193  
Executed by: Rock Ridge West, LLC, a Washington Limited Liability Company, David Ostergaard and Christine A. Ostergaard, husband and wife, and Kent Robinson and Judy Ann Robinson, husband and wife

Said instrument is a re-recording of instrument recorded under Auditor's File No. 200203140025.

**C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Puget Sound Energy, Inc., a Washington corporation  
Dated: June 28, 2006  
Recorded: July 11, 2006  
Auditor's No.: 200607110101  
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."  
Area Affected: A strip of land 10 feet in width with 5 feet on each side of the centerline of grantee's facilities as now constructed, to be constructed, extended or relocated lying within the above described parcel.

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

Plat/Subdivision Name: Rock Ridge South, Phases 1 & 2  
Recorded: January 24, 2007  
Auditor's No.: 200701240094

Affidavit of Minor Correction of Survey recorded January 25, 2007 under Auditor's File No. 200701250133.

E. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: December 13, 2006  
Recorded: January 25, 2007  
Auditor's No.: 200701250001  
Executed By: Rock Ridge, LLC; Rock Ridge South, LLC; DG  
Construction, LLC; Anthony Malo, Jr., Christiane T. Malo,  
Thomas Giacalone and Laura Giacalone

F. Any tax, fee, assessments or charges as may be levied by The Rock Ridge Community Association.