


When recorded return to:
Lawrence A. Iddins
Iddins Family Trust
3813 Rock Ridge Parkway
Anacortes, WA 98221


201811290053
11/29/2018 11:59 AM Pages: 1 of 6 Fees: \$104.00
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20185199
NOV 29 2018

Amount Paid \$ 11201.20
Skagit Co. Treasurer
By *BJ* Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620036604

CHICAGO TITLE
020036604

STATUTORY WARRANTY DEED

THE GRANTOR(S) David Webster and Carol Webster, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Lawrence A. Iddins and Debra A. Iddins, Trustees of the Iddins
Family Trust

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

Lot 14, 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): P125836 / 4918-001-014-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 11/8/2018

David Webster

David Webster

Carol Webster

Carol Webster

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that David Webster and Carol Webster are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: November 8, 2018
Mark 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

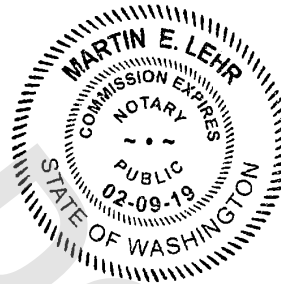


EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 PLAT OF ROCK RIDGE SOUTH PHASE 1 AND 2:

Recording No: 200701240094

Affidavit of Minor Correction of Survey recorded under Auditor's File No. 200701250133

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

EXHIBIT "A"Exceptions
(continued)

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

Granted to: Port of Anacortes
Purpose: Avigation
Recording Date: October 20, 2006
Recording No.: 200610200103
11. City, county or local improvement district assessments, if any.

EXHIBIT "A"

Exceptions
(continued)

12. Assessments, if any, levied by Rock Ridge Community Association.
13. Assessments, if any, levied by City of Anacortes.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated October 15, 2018
between Iddins Family Trust Lawrence A Iddins and Debra J Iddins,
Buyer Trustees, Est. 10/19/2011 ("Buyer")
and David Webster Carol Webster
Seller Seller ("Seller")
concerning 3813 Rock Ridge Parkway Anacortes WA 98221 (the "Property")
Address City State Zip

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

This disclosure applies to parcels designated or within 1 mile of designated agricultural - land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authenti...
Lawrence A Iddins, Trustee 10/15/2018
Buyer 9:38:38 PM PDT Date
Authenti...
Debra J Iddins, Trustee 10/15/2018
Buyer 9:47:37 PM PDT Date

David Webster 11/8/2018
Carol Webster 10-16-18
Seller Date
C.A. M 10-8-2018
C.A. M 10-16-18
Seller Date