



201907090075

07/09/2019 01:45 PM Pages: 1 of 5 Fees: \$105.50
Skagit County Auditor

When recorded return to:
Gary Scott DeWitt and Bonnie Jean DeWitt
171 Range View Road
Ellensburg, WA 98926

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 2020
JUL 09 2019

Amount Paid \$ 12749.80
Skagit Co. Treasurer
By *[Signature]* Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620038756

CHICAGO TITLE
020038756

STATUTORY WARRANTY DEED

THE GRANTOR(S) Roger Franklin Jewett. a single man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Gary Scott DeWitt and Bonnie Jean DeWitt, husband and wife

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.)

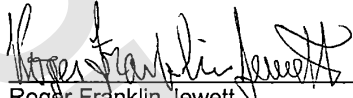
Tax Parcel Number(s): P125844 / 4918-001-022-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 3, 2019



Roger Franklin Jewett

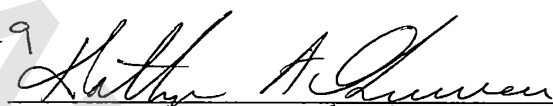
State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that

Roger Franklin Jewett
(s) are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: July 8, 2019



Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish co.
My appointment expires: 9-01-2022

Notary Public
State of Washington
Kathryn A Freeman
Commission No. 149913
My Commission Expires 09-01-2022

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

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. 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
 11. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

EXHIBIT "A"Exceptions
(continued)

"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."

12. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
13. Assessments, if any, levied by Rock Ridge Community Association.
14. City, county or local improvement district assessments, if any.
15. Assessments, if any, levied by Anacortes.