

When recorded return to:
Jeffrey Dale Hollenbach and Samantha Renee
Hollenbach
3811 Rock Ridge Parkway
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2022-354
Jan 31 2022
Amount Paid \$17812.80
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Order No.: 21-4244WA
Title Order No.: 620050423 - Chicago Title

CHICAGO TITLE
620050423

THE GRANTOR(S)

David Hunter Bankart and Rebecca Lyn Bankart, a married couple

for and in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE
CONSIDERATION in hand paid, conveys, and warrants to

Jeffrey Dale Hollenbach and Samantha Renee Hollenbach, a married couple

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

Lot 15, "PLAT OF ROCK RIDGE SOUTH, PHASE 1," as recorded January 24, 2007, under Auditor's File
No. 200701240094, and amended by instrument recorded January 25, 2007, under Auditor's File No.
200701250133, records of Skagit County, Washington. Situate in the City of Anacortes, County of Skagit,
State of Washington

Tax Parcel No(s): 4918-001-015-0000/P125837

SUBJECT TO:

1. EASEMENT AND THE TERMS AND CONDITIONS THEREOF: Grantee: Port of Anacortes, a Washington municipal corporation Purpose: Avigation Easement Area Affected: See instrument for full particulars Dated: October 19, 2006 Recorded: October 20, 2006 Auditor's No.: 200610200103
2. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT: Plat/Short Plat: Plat of Rock Ridge South, Phase 1 Recorded: January 24, 2007 Auditor's No.: 200701240094
3. Covenants, Conditions, Restrictions and Easements, with provisions for the levying and collecting of Assessments, as 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 No.: 200204260193
Executed By: Rock Ridge West, LLC Said instrument is a re-recording of instrument recorded March 14, 2002 under Skagit County Auditor's File No. 200203140025.

4. **TERMS, CONDITIONS AND OBLIGATIONS OF THE DECLARATION OF ACCESS EASEMENT:**
Recorded:
March 22, 2002 Auditor's No.: 200203220149
Affects: North 30 feet of Lot 1
5. **EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, GRANTED BY INSTRUMENT(S):**
Recorded: July 11, 2006
Auditor's No.: 200607110101
In Favor Of: Puget Sound Energy, Inc.
For: Electric Transmission and/or distribution line, together with necessary appurtenances
6. Terms and conditions of 'Affidavit of Minor Correction of Survey, as recorded January 25, 2007 under Skagit County Auditor's File No. 200701250133.
7. **COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, AS HERETO ATTACHED Declaration 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., Christine T. Malo, Thomas Giacalone, and Laura Giacalone
8. Municipal assessments and impact fees, if any, levied by City of Anacortes.
9. Assessments, if any, due and owing Rock Ridge Community Association.
10. Unrecorded leaseholds, if any; rights of vendors and holders of security interests on personal property installed upon said Land, and rights of tenants to remove trade fixtures at the expiration of the term.

DB RB

Dated: January 5, 2022

David Hunter Bankart

David Hunter Bankart

Rebecca Lyn Bankart

Rebecca Lyn Bankart

State of Florida
County of Hillsborough

I certify that I know or have satisfactory evidence that David Hunter Bankart and Rebecca Lyn Bankart is 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 and deed for the uses and purposes mentioned herein.

Dated January 5, 2022



Notary Public in and for the State of Florida

Residing at: Tampa, FL 33647

Appointment Expiration: 12/17/2022

Acknowledged before me via Online Notarization



Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
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**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 January 01, 2022

between Jeffrey Dale Hollenbach Samantha Renee Hollenbach ("Buyer")
Buyer Buyer
and David Hunter Bankart Rebecca Lyn Bankart ("Seller")
Seller Seller
concerning 3811 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.

AuthenticSign
Jeffrey Dale Hollenbach 01/01/2022
Buyer Date

AuthenticSign
David H Bankart 01/02/2022
Seller 01/02/2022 6:14:43 PM PST Date

AuthenticSign
Samantha Renee Hollenbach 01/01/2022
Buyer Date

AuthenticSign
Rebecca Lyn Bankart 01/02/2022
Seller 01/02/2022 5:32:17 PM PST Date