

When recorded return to:

North Coast Design LLC  
6410 Spradley Road  
Anacortes, WA 98221

GNW 21-13127

## STATUTORY WARRANTY DEED

THE GRANTOR(S) Felipe Luevanos and Norma Leuvanos, husband and wife

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to North Coast Design LLC, a Washington Limited Liability Company

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

Abbreviated legal description:

Lot 1, Phase 2, Plat of Rock Ridge South Phases 1 & 2

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 "B" attached hereto

Tax Parcel Number(s): P125846; 4918-002-002-0000

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2022-567

Feb 15 2022

Amount Paid \$2965.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Statutory Warranty Deed  
LPB 10-05

Order No.: 21-13127-TO

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Dated: February 10, 2022

*Felipe Luevanos*  
Felipe Luevanos

*Norma Luevanos*  
Norma Luevanos

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Felipe Luevanos and Norma Luevanos are the persons who appeared before me and said person 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.

*Kim Smith*  
Signature

*Notary*  
Title

My appointment expires: 10-6-24



Statutory Warranty Deed  
1PB 10-05

**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 2507 Berentson Court, Anacortes, WA 98221  
Tax Parcel Number(s): P125846; 4918-002-002-0000

**Property Description:**

Lot 2, Phase 2, "PLAT OF ROCKRIDGE SOUTH PHASES 1 & 2", 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.

Situate in the County of Skagit, State of Washington.

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**EXHIBIT B**  
21-13127-TO

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

2. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named:

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

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

3. 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.

4. 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.

5. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named:

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.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the

Statutory Warranty Deed  
LPB 10-05

requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

**6. 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