

When recorded return to:

Thomas C. Brodersen
Thomas C. Brodersen and Ann D. Brodersen
Revocable Trust
2310 Anton Way
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20238838

Nov 22 2023

Amount Paid \$6245.00
Skagit County Treasurer
By Candi Newcombe Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245460555

CHICAGO TITLE
Le 20055215

STATUTORY WARRANTY DEED

THE GRANTOR(S) Taisha Mason and Ricky Mason, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys and warrants to Thomas C. Brodersen and Ann D. Brodersen, Trustees of the Thomas C. Brodersen and Ann D. Brodersen Revocable Trust, u/d/t dated October 7, 1992

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

LOT 14, PLAT OF ROCK RIDGE SOUTH, PHASE 3, AS PER PLAT RECORDED ON JUNE 30, 2008, UNDER RECORDING NO. 200806300185, RECORDS SKAGIT COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P127684 / 4960-000-014-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 11.21.2023

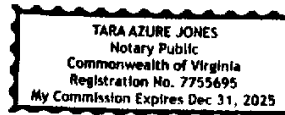
Taisha Mason
Taisha Mason
Ricky Mason by Taisha Mason
as attorney-in-fact
Ricky Mason, by Taisha Mason, as attorney-in-fact

State of VIRGINIA

County of CHESAPEAKE

This record was acknowledged before me on NOVEMBER 21, 2023 by Taisha Mason.

Tara Azure Jones
(Signature of notary public)
Notary Public in and for the State of VIRGINIA
My appointment expires: 12/31/2025



State of VIRGINIA
County of CHESAPEAKE

This record was acknowledged before me on NOV. 21, 2023 by Taisha Mason as Attorney-In-Fact of Ricky Mason.

Tara Azure Jones
(Signature of notary public)
Notary Public in and for the State of VIRGINIA
My commission expires: 12/31/2025



EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Tuttle & Buckley's Plat of Anacortes Skagit Co., recorded in Volume 2 of Plats, Page 23:
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 West: Recording No: 200203250231:
3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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, Phases 1 and 2: Recording No: 200701240094
4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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

EXHIBIT "A"**Exceptions
(continued)**

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

5. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document
Recording Date: March 14, 2002
Recording No.: 200203140025
Said Covenants were re-recorded on April 26, 2002 under Recording No. 200204260193.
6. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:
Imposed by: The Rock Ridge Community Association
Recording Date: March 14, 2002
Recording No.: 200203140025
and re-recorded
Recording Date: April 26, 2002
Recording No.: 200204260193
7. Public and private easements, if any, over vacated portions of said premises.
8. Terms, conditions and obligations, of the Declaration of Access Easement;
Recording Date: February 28, 2002
Recording No.: 200202280226
Affects: Tracts B and C, Rock Ridge West
9. Terms, conditions and obligations of the Declaration of access easement;
Recording Date: March 22, 2002
Recording No.: 200203220149
Affects: Portion of Tract C, Rock Ridge West
10. Easement, including the terms and conditions thereof, granted by instrument(s);
Recording Date: July 11, 2006
Recording No.: 200607110101
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances

EXHIBIT "A"Exceptions
(continued)

Affects: Portion of Tract C, Rock Ridge West

11. 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;
Recording Date: January 25, 2007
Recording No.: 200701250001
12. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:
Imposed by: The Rock Ridge Community Association
Recording Date: January 25, 2007
Recording No.: 200701250001
13. 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;
Recording Date: October 30, 2008
Recording No.: 200810300058
Executed By: Rock Ridge, LLC and Rock Ridge South, LLC
Amended by instrument(s):
Recording Date: June 30, 2008
Recording No.: 200806300184
14. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:
Imposed by: The Rock Ridge Community Association
Recording Date: October 30, 2008
Recording No.: 200810300058
and
Recording Date: June 30, 2008
Recording No.: 200806300184
15. Ingress, Egress and Utilities Easement Agreement and the terms and conditions thereof:
Recording Date: January 12, 2023
Recording No.: 202301120038