

**When recorded return to:**  
Steve Cowan and Senatt Meas  
3221 Deol Lane  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20249647  
Feb 22 2024  
Amount Paid \$3605.00  
Skagit County Treasurer  
By Candi Newcombe Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**  
*620055578*

Escrow No.: 620055578

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Jordan C. Carr and Erica L. Carr, 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 Steve Cowan and Senatt Meas, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT 20, PLAT OF ROCK RIDGE SOUTH, PHASE 1, ACCORDING TO THE PLAT THEREOF,  
RECORDED JANUARY 24, 2007, UNDER RECORDING NO. 200701240094, AND AMENDED  
BY RECORDING NO. 200701250133, RECORDS OF 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): P125842 / 4918-001-020-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 2/20/2024

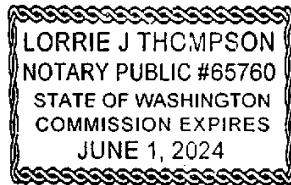
Jordan C. Carr  
Jordan C. Carr

Erica L. Carr  
Erica L. Carr

State of Washington  
County of Skagit

This record was acknowledged before me on 2-20-2024 by Erica L. Carr and Jordan C. Carr.

Lorrie J. Thompson  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 6-1-2024



**EXHIBIT "A"**  
Exceptions

1. Covenants, conditions, restrictions and easements 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 document was re-recorded under Recording No. 200204260193.

2. 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, its successors and assigns  
Recording Date: March 14, 2002  
Recording No.: 200203140025

and re-recorded

Recording Date: April 26, 2002  
Recording No.: 200204260193

3. Declaration of Access Easement and the terms and conditions thereof:

Recording Date: February 28, 2002  
Recording No.: 200202280226

4. Declaration of Access Easement and the terms and conditions thereof:

Recording Date: March 22, 2002  
Recording No.: 200203220149

5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Energy, Inc.  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: July 11, 2006  
Recording No.: 200607110101

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

6. 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 & 2:

Recording No: 200701240094

Affidavit of Minor Correction of Survey

Recording Date: January 25, 2007

Recording No.: 200701250133

7. Covenants, conditions, restrictions and easements 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: January 25, 2007

Recording No.: 200701250001

8. 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."

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

9. Assessments, if any, levied by the City of Anacortes.
10. City, county or local improvement district assessments, if any.