

When recorded return to:

Gregory Mark Pontecorvo and Jane Lewis
3813 Rockridge Parkway
Anacortes, WA 98221

GNW 25-23593

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251699

Jun 03 2025

Amount Paid \$18373.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Elizabeth Snodgrass and Margaret English, a married couple, 278 Vista Way, Friday Harbor, WA 98250,

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

in hand paid, conveys, and warrants to Gregory Mark Pontecorvo and Jane Lewis, husband and wife

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

Lot 14, 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.

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): P125836/4918-001-014-0000

Dated: 6/2/25
[Signature]
Elizabeth Snodgrass
[Signature]
Margaret English

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 6/2/25, by Elizabeth Snodgrass and Margaret English.

[Signature]
Signature
Notary Public
Title

My commission expires: 3-14-26



EXHIBIT B

25-23593-KM

9. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Plat/Subdivision Name: Rock Ridge West

Recorded: March 25, 2002

Auditor's No: 200203250231

10. 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.

11. 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.

12. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

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.

13. 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

14. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded on November 29, 2018 as Auditor's File No. 201811290053.

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all

Statutory Warranty Deed
LPB 10-05

such matters have been shown.

15. Any tax, fee, assessments or charges as may be levied by The Rock Ridge Community Association.

16. Municipal assessments, if any, levied by the City of Anacortes.