

When recorded return to:

Mr. and Mrs. Karl C. Fischbach  
3705 W. 12th St  
Anacortes WA 98221

Recorded at the request of:  
Guardian Northwest Title & Escrow  
File Number 96575



200903300235  
Skagit County Auditor

3/30/2009 Page 1 of 2 3:50PM

### Statutory Warranty Deed

96575-1  
GUARDIAN NORTHWEST TITLE CO.

**THE GRANTORS** James H. Dungan and Sherri L. Dungan, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Karl C. Fischbach and Cynthia A. Fischbach, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 22 of Rock Ridge per Survey recorded as Auditor's File No. 9812030124

Tax Parcel Number(s): P114149, 3809-323-022-0100

Lot 22 of Survey recorded December 3, 1998, in Volume 21 of Surveys, pages 85 through 87, under Auditor's File No. 9812030124, records of Skagit County, Washington; being a portion of Lots 13, 14 and 15, Block 1124, "NORTHERN PACIFIC ADDITION TO ANACORTES", according to the plat thereof recorded in Volume 2 of Plats, pages 9 through 11, records of Skagit County, Washington.

Subject to easements, restrictions or other exceptions hereto attached as Exhibit A

Dated 3-30-09

James H. Dungan

Sherri L. Dungan

871  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAR 30 2009

STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$ 7303.00  
By MF Skagit Co. Treasurer Deputy

I certify that I know or have satisfactory evidence that James H. Dungan and Sherri L. Dungan, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 1-2-11

Notary Public in and for the State of Washington  
Residing at Mt Vernon  
My appointment expires: 1/07/2011

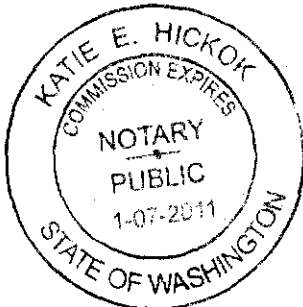


Exhibit A

**EXCEPTIONS:**

A. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: November 11, 1954  
Auditor's No.: November 24, 1954  
Executed By: 509693  
Great Western Investment Co. Inc., et al

B. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Rock Ridge LLC  
And: Edward Hawkings  
Dated: April 24, 1997  
Recorded: April 25, 1997  
Auditor's No.: 9704250157  
Regarding: Plat and road development

C. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: October 22, 1998  
Recorded: October 22, 1998  
Auditor's No.: 9810220058  
Executed By: Rock Ridge LLC

D. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Rock Ridge LLC  
And: Rock Ridge LLC  
Dated: December 3, 1998  
Recorded: December 3, 1998  
Auditor's No.: 9812030123  
Regarding: Road maintenance agreement and driveway

E. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: December 3, 1998  
Auditor's No.: 9812030124



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Skagit County Auditor