

When Recorded Return to:
CHRISTOPHER R. CRANE
JANIE S. CRANE
3806 Rock Ridge Parkway
Anacortes WA 98221



201005100098
Skagit County Auditor

5/10/2010 Page 1 of 2 1:48PM

Chicago Title Company - Island Division
Order No: 620008944 CLT Title Order No: 620008944

STATUTORY WARRANTY DEED

THE GRANTOR, **ROCK RIDGE SOUTH LLC, a Washington Limited Liability Company**

for and in consideration of **Ninety-Six Thousand Five Hundred and 00/100...(\$96,500.00) DOLLARS**

in hand paid, conveys and warrants to

CHRISTOPHER R. CRANE and JANIE S. CRANE, husband and wife

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

Lot 17, PLAT OF ROCK RIDGE SOUTH, PHASES 1 and 2, according to the duly recorded plat thereof, recorded in January 24, 2007, under Auditor's File No. 200701240094, and amended by Auditor's File No. 200701250133, records of Skagit County, Washington.

TOGETHER WITH that portion of vacated 29th Street in Section 23, Township 35 North, Range 1 East of the Willamette Meridian, described as follows:

Begin at the Southwest corner of said Section 23;
thence Easterly along the South line of said Section 1954.5 feet to a point that lies 30 feet Westerly of the Anacortes City Forest Land's Westerly line, said point being the true point of beginning;
thence North 00°36'16" East a distance of 28.89 feet to the Southeasterly line of Lot 8 of Anacortes Short Plat No. 98-004 approved May 18, 1999 and recorded May 24, 1999 as Auditor's File No. 9905240012;
thence South 69°41'51" West along the Southeasterly lines of Lots 8 and 7 of said Short Plat, a distance of 83.83 feet to the South line of said Section 23;
thence North 89°56'12" West along said South line, a distance of 70.31 feet to the true point of beginning.

Situated in Skagit County, Washington

Tax Parcel Number(s): P125839

Subject to: Restrictions, reservations and easements of record.


Dated: April 22, 2010

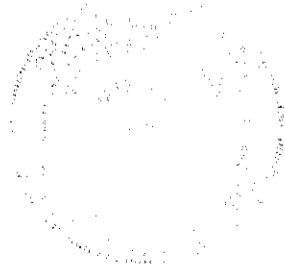
ROCK RIDGE SOUTH LLC

By: 
Anthony Malo Jr., Member

1311
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 10 2010

Amount Paid \$ 1722.70
By  Skagit Co. Treasurer
Deputy

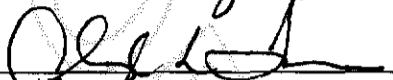


EMPT

STATE OF WASHINGTON
COUNTY OF CLARK *Skagit*

I certify that I know or have satisfactory evidence that Anthony Malo Jr. to me known to be the Member , of ROCK RIDGE SOUTH LLC the entity that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of the said entity, for the uses and purposes therein mentioned, and on oath state that he is authorized to execute the said instrument on behalf of said entity.

Dated: May 7, 2010


Cheryl Trueman
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 5/14/11



201005100098
Skagit County Auditor