

When recorded return to:
Mark L. Chandler and Sharon E. Chandler
1004 Commercial Avenue, PMB #340
Anacortes, WA 98221



201102180099
Skagit County Auditor

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Recorded at the request of:

File Number: A101369

Statutory Warranty Deed

101364-2
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Dave Gold, Inc., a Washington corporation, as to fee and Washington Federal Savings, as to easement for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GRANTEE Mark L. Chandler and Sharon E. Chandler, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lots 6, 7 and 8, Block 11, "TUTTLE & BUCKLEY'S PLAT OF ANACORTES, SKAGIT CO., WASH."

For Full Legal See Attached Exhibit "A"

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): P122209, 3834-011-008-0000, P125823, 4918-001-001-0000

Dated 2/08/2011


Dave Gold, Inc.

By:  Dave Gold, President

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

483

FEB 18 2011

Amount Paid \$ 1142.⁰⁰
Skagit Co. Treasurer
By  Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Dave Gold is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the President of Dave Gold, Inc., to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 2-15-11


Vicki L Hoffman

Notary Public in and for the State of Washington

Residing at Anacortes, Washington

My appointment expires: 10/08/2013

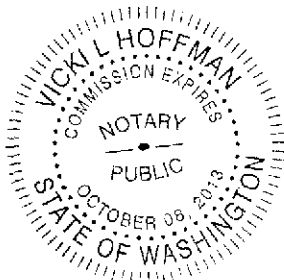


EXHIBIT A

Lots 6, 7 and 8, Block 11, "TUTTLE & BUCKLEY'S PLAT OF ANACORTES, SKAGIT CO., WASH.", as per plat recorded in Volume 2 of Plats, page 23, records of Skagit County, Washington.

TOGETHER WITH a non-exclusive easement for ingress, egress, drainage and utilities over, across and under the North 30 feet of the following described property:

Lot 1, "PLAT OF ROCK RIDGE SOUTH, PHASE 1", according to the plat thereof recorded January 24, 2007, as Auditor's File No. 200701240094, and amended by Auditor's File No. 200701250133, records of Skagit County, Washington, more accurately described as Lot 1, of Phase 1 of "PLAT OF ROCK RIDGE SOUTH, PHASE 1 & 2", 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.



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EXHIBIT A

EXCEPTIONS:

A. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: City of Anacortes
And: Rock Ridge LLC
Dated: November 16, 2001
Recorded: November 16, 2001
Auditor's No.: 200111160123
Regarding: Latecomer Agreement No. 2001-3

Notice of Additional Charges recorded January 31, 2002 under Auditor's File No. 200201310122.

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

Name: Survey
Recorded: February 21, 2002
Auditor's No.: 200202210085

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

Name: Survey
Recorded: March 7, 2002
Auditor's No.: 200203070086

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

Recorded: October 30, 2008
Auditor's No.: 200810300058
Executed By: Rock Ridge LLC, a Washington Limited Liability Company, Rock Ridge South LLC, a Washington Limited Liability Company, Anthony Malo Jr., Christiane T. Malo, Thomas Giacalone and Laura Giacalone, Dave Gold Inc., Berentson 1, LLC

Said covenants are a correction of covenants recorded under Auditor's File No. 200806300184.



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E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes
Recorded: January 28, 2011
Auditor's No. 201101280206
Purpose: Utility purposes
Area Affected: Northerly 10 feet of Lots 6, 7 and 8 and the Easterly 10 feet of Lot 8, Block 11 of "TUTTLE AND BUCKLEY'S ADDITION TO ANACORTES"

F. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co.
Dated: January 28, 2011
Recorded: January 28, 2011
Auditor's No.: 201101280207
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

Paragraphs "G" through "L", inclusive, affect the proposed Easement.

G. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Rock Ridge West
Recorded: March 25, 2002
Auditor's No: 200203250231

H. 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.



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I. 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.

J. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

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.

K. 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

L. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Eric L. Bowman and Dolcie Bowman, husband and wife
Dated: March 22, 2002
Recorded: March 22, 2002
Auditor's No.: 200203220149
Purpose: Ingress, egress and utilities
Area Affected: North 30 feet of Lot 1



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