

201109080049  
Skagit County Auditor

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When recorded return to:  
John A. Kollar, IV and Stephanie A. Kollar  
3809 Rock Ridge Parkway  
Anacortes, WA 98221

Recorded at the request of:  
Guardian Northwest Title  
File Number: A102307

**BARGAIN AND SALE DEED**

**THE GRANTOR Whidbey Island Bank, a Washington corporation for and in consideration of TEN DOLLARS (\$ 10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid, bargains, sells, and conveys to John A. Kollar, IV and Stephanie A. Kollar, husband and wife the following described estate, situated in the County of Skagit, State of Washington:**

**GUARDIAN NORTHWEST TITLE CO.**

*A102307-1*

Lot 16, "PLAT OF ROCK RIDGE SOUTH PHASES 1 & 2", according to the duly recorded plat thereof, recorded January 24, 2007, under Auditor's File No. 200701240094, and amended by 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 "A" attached hereto."

Tax Parcel Number(s): **P125838, 4918-001-016-0000**

Dated: **August 29, 2011**

Whidbey Island Bank  
*Mel Takehara, VP*  
By: Mel Takehara, Vice President  
Special Credits Officer

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20112903  
SEP 08 2011

Amount Paid \$ **7123.22**  
Skagit Co. Treasurer  
By *[Signature]* Deputy

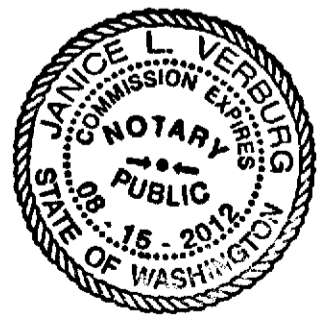
STATE OF Washington )  
COUNTY OF Skagit ) SS:

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

Dated: August 30, 2011

*Janice L. Verburg*

Notary Public in and for the State of Washington  
Residing at Bellingham  
My appointment expires: 8/15/2012  
*Janice L. Verburg*



**EXCEPTIONS:**

**EXHIBIT A**

**A. 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

**B. 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.

**C. 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.

**D. 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.



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E. 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

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

G. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Owner of record  
Recorded: October 28, 2008  
Auditor's No. 200810280111  
Purpose: Ingress, egress, drainage and utilities

H. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Owner of record  
Recorded: October 28, 2008  
Auditor's No. 200810280112  
Purpose: Ingress, egress, drainage and utilities

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

Name: Survey  
Recorded: May 5, 2010  
Auditor's No.: 201005050060



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