



201206290159
Skagit County Auditor

When recorded return to:
Benjamin E. Clawson and Alyssa A. Clawson
2511 Berentson Court
Anacortes, WA 98221

Recorded at the request of:

File Number: A103837

Statutory Warranty Deed

THE GRANTOR Strandberg Construction, Inc., a Washington corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Benjamin E. Clawson and Alyssa A. Clawson, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lot 3, "PLAT OF ROCK RIDGE SOUTH PHASE 2"

GUARDIAN NORTHWEST TITLE CO

A103837-1

Tax Parcel Number(s): P125847, 4918-002-003-0000

Lot 3, "PLAT OF ROCK RIDGE SOUTH PHASES 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 per Exhibit "A" attached hereto

Dated 6/28/2012

Strandberg Construction, Inc.

By: Nels Strandberg, President

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2012 1951

JUN 29 2012

Amount Paid \$ 6324.00
Skagit Co. Treasurer
By kk Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

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

Dated: 6-28-12

Vicki L Hoffman
Notary Public in and for the State of Washington
Residing at Anacortes, Washington
My appointment expires: 10/08/2013

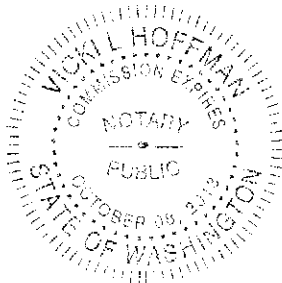


EXHIBIT A

EXCEPTIONS:

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.



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