

When recorded return to:  
Linda Alger and Greg Borden  
5216 Doon Way  
Anacortes, WA 98221

201207030053  
Skagit County Auditor  
7/3/2012 Page 1 of 4 1:39PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620015802

CHICAGO TITLE  
620015802

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Berentson I, LLC

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Linda Alger and Greg Borden, <sup>unmarried Persons</sup> ~~Domestic Partners~~  
<sup>each has their separate</sup> ~~Estates~~  
<sup>Skagit</sup> the following described real estate, situated in the County of ~~San Juan~~, State of Washington:

Lot 7, PLAT OF ROCK RIDGE SOUTH PHASE 3, according to the plat thereof, recorded under Auditor's File No. 200806300185, records of Skagit County, Washington.

Situate in Skagit County, Washington

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P127677, 4960-000-007-0000

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: June 28, 2012

Berentson I, LLC

BY:

Verna J. Berentson  
Managing Member

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20121976  
JUL 03 2012

Amount Paid \$ 2497.00  
Skagit Co. Treasurer  
By Deputy

STATUTORY WARRANTY DEED  
(continued)

State of WASHINGTON

County of Skagit

I certify that I know or have satisfactory evidence that Verna J. Berentson  
is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they)  
signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and  
acknowledged it as the Managing Member of Berentson 1, LLC to be the free and voluntary act of such  
party for the uses and purposes mentioned in the instrument.

Dated: June 29, 2012



Martin E. Lehr  
Name: MARTIN E. LEHR  
Notary Public in and for the State of Washington  
Residing at: La Conner  
My appointment expires: 2-9-15



201207030053  
Skagit County Auditor

**EXHIBIT "A"**  
**Exceptions**

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on PLAT OF ROCK RIDGE SOUTH PHASE 3:

Recording No: 200806300185

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on PLAT OF ROCK RIDGE WEST:

Recording No: 200203250231

3. Covenants, conditions and restrictions contained in Declaration of Restriction, but omitting any covenant, condition or restrictions based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: March 14, 2002

Auditor's File No.: 200203140025, records of Skagit County, Washington

Executed By: Rock Ridge West, L.L.C., a Washington limited liability company; David Ostergaard and Christine A. Ostergaard, husband and wife and Kent Robinson and Judy Ann Robinson, husband and wife

Affects: Portion of Tract C, Rock Ridge West

4. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;

Recorded: April 26, 2002

Auditor's File No.: 200204260193, records of Skagit County, Washington

Imposed By: Rock Ridge West, L.L.C.

Affects: Portion of Tract C

Said instrument is a re-recording of instrument (s);

Recorded: March 14, 2002

Auditor's No(s): 200203140025, records of Skagit County, Washington

5. Covenants, conditions and restrictions contained in Declaration(s) of restrictions but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;

Recorded: April 26, 2002

Auditor's File No.: 200204260193, records of Skagit County, Washington

Executed By: Rock Ridge West LLC

Affects: Portion of Tract C

Said instrument is a re-recording of instrument (s);

Recorded: March 14, 2002

Auditor's No(s): 200203140025, records of Skagit County, Washington



201207030053  
Skagit County Auditor

**EXHIBIT "A"**  
**Exceptions**

6. Public and private easements, if any, over vacated portions of said premises.
7. Terms, conditions and obligations, of the Declaration of Access Easement;  
Recorded: February 28, 2002  
Auditor's No.: 200202280226, records of Skagit County, Washington  
Affects: Tracts B and C, Rock Ridge West
8. Terms, conditions and obligations of the Declaration of access easement;  
Recorded: March 22, 2002  
Auditor's No.: 200203220149, records of Skagit County, Washington  
Affects: Portion of Tract C, Rock Ridge West
9. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: July 11, 2006  
Auditor's No(s): 200607110101, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc.  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: Portion of Tract C, Rock Ridge West
10. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law;  
Recorded: January 25, 2007  
Auditor's No(s): 200701250001, records of Skagit County, Washington
11. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law;  
Recorded: October 30, 2008  
Auditor's No(s): 200810300058, records of Skagit County, Washington  
Executed By: Rock Ridge, LLC and Rock Ridge South, LLC  
  
Amended by instrument(s):  
Recorded: June 30, 2008  
Auditor's No(s): 200806300184, records of Skagit County, Washington
12. City, county or local improvement district assessments, if any.
13. Assessments, if any, levied by Rock Ridge Community Association.
14. Assessments, if any, levied by City of Anacortes.

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.



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