

When recorded return to:
David C. Vacanti and Shirley A. Vacanti
19410 185th Avenue S.E.
Renton, WA 98058



201209280099
Skagit County Auditor

9/28/2012 Page 1 of 3 10:34AM

Recorded at the request of:

File Number: A104463

Statutory Warranty Deed

A104463

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Steven M. Lepi, an unmarried man for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to David C. Vacanti and Shirley A. Vacanti, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 9, Rock Ridge West Phase II

Tax Parcel Number(s): P122383, 4848-000-009-0000

Lot 9, Plat of "ROCK RIDGE WEST PHASE II", as per plat recorded as Auditor's File No. 200412020087 and amended by Affidavit of Minor Correction of Survey recorded as Auditor's File No. 200504260129.

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

Dated 9/19/2012

Steven M. Lepi

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20123061
SEP 28 2012

Amount Paid \$ 2238
Skagit Co. Treasurer
By *[Signature]* Deputy

"OFFICIAL SEAL"
Sarah E. Botka
Notary Public, State of Illinois
Will County
My Commission Expires 05-09-2014

STATE OF ILLINOIS
COUNTY OF DuPage } SS:

I certify that I know or have satisfactory evidence that Steven M. Lepi, the persons who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 9-20-12

Sarah E Botka

Printed Name: SARAH E Botka

Notary Public in and for the State of

Residing at Willowbrook

My appointment expires: 6-8-14

ILLINOIS

EXCEPTIONS:

EXHIBIT A

A. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Co.
Recorded: October 18, 2004
Auditor's No.: 200410180230
Purpose: Right to enter said premises to operate, maintain, repair, underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.
Affects: A strip of land ten (10) feet in width five (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. This easement description may be superseded at a later date with a surveyed description provided at no cost to Grantee

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

Plat/Subdivision Name: Rock Ridge West Phase II
Recorded: December 2, 2004
Auditor's No.: 200412020087

C. AFFIDAVIT OF MINOR CORRECTION OF SURVEY:

Recorded: April 26, 2005
Auditor's No.: 200504260129
As follows:

Building Setbacks:

Front Yard: 20 feet minimum
Side Yard: 5 feet minimum, with not less than 15 feet combined;
10 feet minimum adjacent to a street
Rear Yard: 20 feet minimum



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

Recorded: December 8, 2004
Auditor's No.: 200412080178
Executed By: Rock Ridge West, L.L.C., a Washington limited liability Company; David Ostergaard and Christine Ostergaard, husband and wife; and Kent Robinson and Judy Ann Robinson, husband and wife

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Port of Anacortes, a Washington municipal corporation
Dated: December 1, 2004
Recorded: May 23, 2005
Auditor's No.: 200505230121
Purpose: "...perpetual, exclusive easement for the free and unobstructed use and passage of all types of Aircraft over, across and through the airspace in excess of 35 feet above the property and in the vicinity of the property..."
Area Affected: Entire Plat per Schedule "B"

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



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9/28/2012 Page

3 of

3 10:34AM