

When recorded return to:  
James R. Poitras and Gwen W. Finch  
1215 G Avenue  
Anacortes, WA 98221



201212120094  
Skagit County Auditor

12/12/2012 Page 1 of 3 1:54PM

Recorded at the request of:

File Number: A104630

**Statutory Warranty Deed**

**GUARDIAN NORTHWEST TITLE CO.**

THE GRANTOR Rock Ridge, LLC, a Washington Limited Liability Company, and Rock Ridge South, LLC, a Washington Limited Liability Company, as their interests may appear for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to James R. Poitras and Gwen W. Finch, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

A104630-1

Abbreviated Legal:  
Lot 10 Rock Ridge South Phase 3

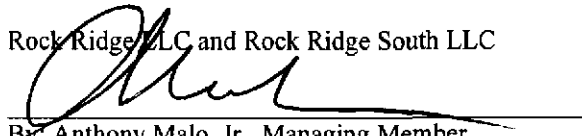
Tax Parcel Number(s): P127680, 4960-000-010-0000

Lot 10, "PLAT OF ROCK RIDGE SOUTH, PHASE 3" as per plat recorded June 30, 2008 as Auditor's File No. 200806300185.

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 11/28/2012

Rock Ridge LLC and Rock Ridge South LLC

  
By: Anthony Malo, Jr., Managing Member

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

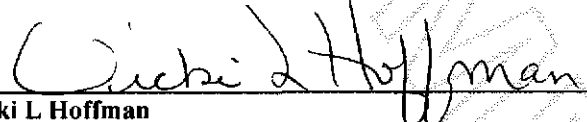
20123974  
DEC 12 2012

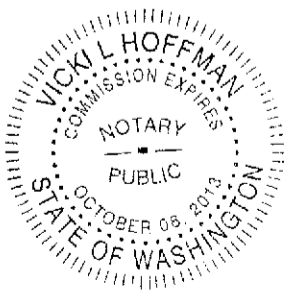
Amount Paid \$ 4366.<sup>00</sup>  
Skagit Co. Treasurer  
By  Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Anthony Malo, Jr. is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Managing Member of Rock Ridge LLC and Rock Ridge South LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 11-28-12

  
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. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation  
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.

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

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

#### C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Port of Anacortes, a municipal corporation of the State of Washington  
Recorded: April 3, 2002  
Auditor's No.: 200204030021  
Purpose: Avigation easement  
Area Affected: All parcels within subject plats

#### D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Port of Anacortes, a municipal corporation  
Recorded: July 26, 2002  
Auditor's No.: 200207260099  
Purpose: Grant of Avigation Easement  
Area Affected: All parcels within subject plats



201212120094  
Skagit County Auditor

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

Recorded: June 30, 2008  
Auditor's No.: 200806300184  
Executed By: Rock Ridge LLC

Said covenants amend other covenant documents including some set forth hereinabove.

The covenants set forth below, state that they are a re-recording but do not state that they are a re-recording of 200806300184.

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, et al

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

Name: Plat of Rock Ridge South, Phase 3  
Recorded: June 30, 2008  
Auditor's No.: 200806300185  
Affects: Subject property



201212120094  
Skagit County Auditor