

When recorded return to:

Grant Lehmann and Janice Lehmann
337 NW 86th Street
Seattle, WA 98117



201307170024

Skagit County Auditor

\$74.00

7/17/2013 Page

1 of

3 10:30AM

Filed for record at the request of:



**CHICAGO TITLE
COMPANY**

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620019089

CHICAGO TITLE
620019089

STATUTORY WARRANTY DEED

THE GRANTOR(S) Wayne E. Poling and Lynne A. Poling, Husband and Wife
on December 7, 2004, and all times since
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Grant D. Lehmann and Janice J. Lehmann, Husband and Wife

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 5, PLAT OF ROCK RIDGE WEST PHASE II, according to the plat thereof, recorded December
2, 2004, under Auditor's File No. 200412020087, records of Skagit County, Washington.

TOGETHER WITH an undivided one-half interest in Tract B of said Plat.

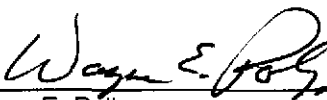
Situated in Skagit County, Washington.

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

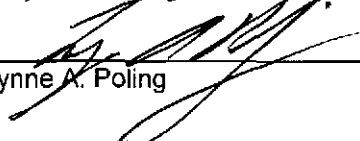
Tax Parcel Number(s): P122379 / 4848-000-005-0000, P122390 / 4848-000-999-0100

Subject to: Covenants, conditions, restrictions, and easements of record, and the Skagit County Right
to Farm Ordinance, which are attached hereto and made a part hereof.

Dated: July 12, 2013



Wayne E. Poling



Lynne A. Poling

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

20132797

JUL 17 2013

Amount Paid \$ 2942.00
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

WAUNE E. POLING + LYNNE A. POLING
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: July 12, 13

Judith Anne Williams
Name: JUDITH ANNE WILLIAMS
Notary Public in and for the State of WA
Residing at: STANWOOD, WA
My appointment expires: 10/29/14

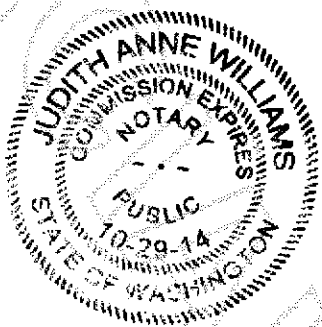


EXHIBIT "A"

Exceptions

1. Record of Survey recorded March 7, 2002 under Auditor's File No. 200203070086.
Affects: Lots 4 through 10 and 11 through 17, Block 68, and other property
2. We note an ordinance recorded January 31, 2003 under Auditor's File No. 200301310228, as Ordinance No. 2611, changing 33rd Street to Jasper Way.
3. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: October 18, 2004
Auditor's No.: 200410180230, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
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.
4. 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 ROCK RIDGE WEST PHASE II
Recording No: 200412020087
5. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant, condition or restriction 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: December 8, 2004
Auditor's No(s): 200412080178, records of Skagit County, Washington
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
6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: December 8, 2004
Auditor's No(s): 200412080178, records of Skagit County, Washington
7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by Rock Ridge Home Owner's Association.
9. Assessments, if any, levied by City of Anacortes.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.

SKAGIT COUNTY RIGHT TO FARM ORDINANCE

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.

