



When recorded return to: David B. Daniels and Jeriann Daniels 2402 42nd Place Anacortes, WA 98221

Recorded at the request of:

File Number: A106377

Statutory Warranty Deed

THE GRANTOR Rock Ridge South, LLC, a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to David B. Daniels and Jeriann Daniels, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal: Lot 1, "Plat of Rock Ridge South, Phase 3"

GUARDIAN NORTHWEST TITLE CO.

A106377

Tax Parcel Number(s): P127671, 4960-000-001-0000

Lot 1, "Plat of Rock Ridge South, Phase 3" as per the 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 8/15/2013

Rock Ridge South LLC

[Signature] By: Anthony L. Malo, Jr., Member

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX 2013 3393 AUG 22 2013

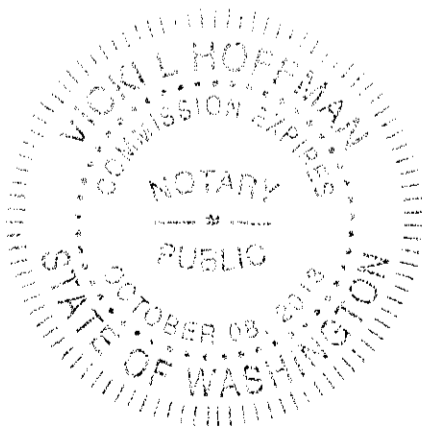
Amount Paid \$1607.00 Skagit Co. Treasurer By [Signature] Deputy

STATE OF Washington } COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Anthony L. Malo, Jr. is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Member of 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: 8-22-13

[Signature] 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.,  
Christian 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 with subject plats

### 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



201308220096

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. ALL EASEMENTS, COVENANTS, RESTRICTIONS, ENCROACHMENTS AND OTHER MATTERS SHOWN ON THE FACE OF THE FOLLOWING SURVEY/PLAT:

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



201308220096

Skagit County Auditor

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