

When recorded return to:  
Lawrence J Mahan and Vanessa E Mahan  
13736 Seaview Way  
Anacortes, WA 98221



201309300180

Skagit County Auditor \$74.00  
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Recorded at the request of:  
Guardian Northwest Title & Escrow

File Number: A106363

**Statutory Warranty Deed**

*A106363*

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Wayne E. Poling and Lynne A. Poling, tenants in common for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Lawrence J. Mahan and Vanessa E. Mahan, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 6 and an undivided 1/2 int in Tract B of Rock Ridge West Phase II

Tax Parcel Number(s): P122380, 4848-000-006-0000, P122390, 4848-000-999-0100

Lot 6, 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.

TOGETHER WITH an undivided 1/2 interest in Tract B of said plat.

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 9/25/2013

Wayne E. Poling  
Wayne E Poling

Lynne A. Poling  
Lynne A Poling

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2013 3949

SEP 30 2013

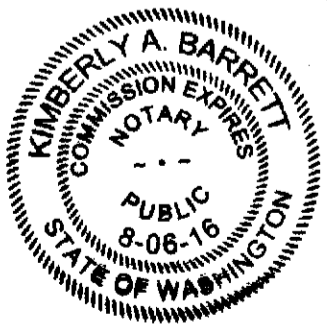
Amount Paid \$ 2497.00  
By MF Skagit Co. Treasurer Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Wayne E Poling and Lynne A Poling the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 9-25-13

Kimberly A Barrett  
Printed Name: Kimberly A Barrett  
Notary Public in and for the State of Washington  
Residing at Oak Harbor  
My appointment expires: aug 6, 2016



# 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

## 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



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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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