

201311150054

Skagit County Auditor  
11/15/2013 Page

1 of

\$74.00  
3 11:46AM

When recorded return to:  
Richard A. Gianello  
Brian T. Gianello and Tami V. Gianello  
3924 West 12th Street  
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620018429

CHICAGO TITLE  
62 0018429

STATUTORY WARRANTY DEED

THE GRANTOR(S) Christopher Bergen and Heather H. Bergen, husband and wife  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Richard A. Gianello, a married man as his sole and separate  
property and Brian T. Gianello and Tami V. Gianello, husband and wife  
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 20, PLAT OF ROCK RIDGE WEST, according to the plat thereof, recorded under Auditor's File  
No. 200203250231, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P119062, 4792-000-020-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Chicago Title Company Order 620018429, Schedule B, Special Exceptions; and Skagit County Right  
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: November 12, 2013

[Signature]  
Christopher Bergen  
[Signature]  
Heather H. Bergen

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2013 4613

NOV 15 2013

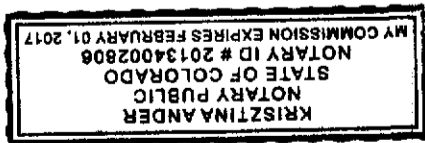
Amount Paid \$ 5701.00  
Skagit Co. Treasurer  
By [Signature] Deputy

State of COLORADO

COUNTY of EL PASO

I certify that I know or have satisfactory evidence that  
CHRISTOPHER BERGEN AND HEATHER H BERGEN  
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: 11/13/2013



[Signature]  
Name: KRISTINA AUDE  
Notary Public in and for the State of COLORADO  
Residing at: 17 OAKDALE DRIVE  
My appointment expires: FEBRUARY 01 2017

## Schedule "B"

### SPECIAL EXCEPTIONS

1. 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 **PLAT OF ROCK RIDGE WEST:**  
Recording No: 200203250231
2. Covenants, conditions, easements, assessments and restrictions contained in declaration 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: March 14, 2002  
Auditor's No.: 200203140025, records of Skagit County, Washington  
Executed By: Rock Ridge West, L.L.C., a Washington limited liability company; David Ostergaard and Christine A. Ostergaard, husband and wife; and Kent Robinson and Judy Ann Robinson, husband and wife
3. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: September 6, 2001  
Auditor's No.: 200109060035, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Underground electric system, together with necessary appurtenances  
Affects: 10 feet on all boundaries adjacent to streets
4. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;  
Recorded: March 14, 2002  
Auditor's No.: 200203140025, records of Skagit County, Washington  
Imposed By: Rock Ridge West, L.L.C.  
Affects: Said premises
5. Agreement, including the terms and conditions thereof, entered into;  
By: City of Anacortes  
And Between: Rock Ridge LLC  
Recorded: November 16, 2001  
Auditor's No.: 200111160123, records of Skagit County, Washington  
Providing: Latecomer Agreement No. 2001-3
6. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: April 3, 2002  
Auditor's No(s): 200204030021, records of Skagit County, Washington  
In favor of: Port of Anacortes, a municipal corporation  
For: Avigation easement
7. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: July 26, 2002  
Auditor's No(s): 200207260099, records of Skagit County, Washington  
In favor of: Avigation  
For: Port of Anacortes
8. Assessments, if any, levied by Rock Ridge Homeowner's Association.
9. Assessments, if any, levied by City of Anacortes.
10. City, county or local improvement district assessments, if any.

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.



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**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.

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