

When recorded return to:
Kenneth Ospenson and Tammy Ospenson
Revocable Living Trust dated March 26, 2010
2506 Oregon Avenue
Anacortes, WA 98221

201412080101 \$73.00
Skagit County Auditor 1 of 2 1:43PM
12/8/2014 Page

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620022516

CHICAGO TITLE
620022516

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert J. Bjerk and Sheryl D. Bjerk, 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 Kenneth Donald Ospenson and Tammy Jeanne Ospenson,
Trustees of the Kenneth Ospenson and Tammy Ospenson Revocable Living Trust dated March 26,
2010

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

Lot 2, 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.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P122376, 4848-000-002-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620022516, Schedule B, Special Exceptions, which are attached hereto
and made a part hereof.

Dated: November 26, 2014

Robert J. Bjerk

Robert J. Bjerk

Sheryl D. Bjerk

Sheryl D. Bjerk

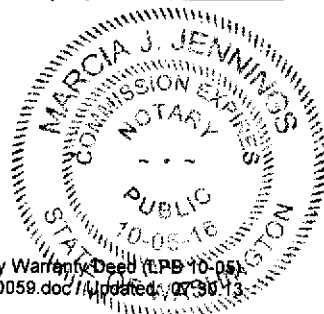
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20144627
DEC 08 2014

Amount Paid \$ 10,240.⁰⁰
Skagit Co. Treasurer
By *man* Deputy

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Robert J. Bjerk and Sheryl D. Bjerk 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: November 26, 2014



Marcia J. Jennings
Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Woolley, WA
My appointment expires: 10/5/2016

SCHEDULE "B"

SPECIAL 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, easements 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.

