



201506040040

Skagit County Auditor \$73.00  
6/4/2015 Page 1 of 2 3:22PM

When recorded return to:  
Rodney J. Rothlisberger  
4222 Mitchell Drive  
Anacortes, Wa 98221

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273  
Escrow No.: 620022911

**CHICAGO TITLE**  
**620022911 STATUTORY WARRANTY DEED**

THE GRANTOR(S) Gayl L. McAlister, an unmarried individual  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Rodney J. Rothlisberger, a single person

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

Lot 7, "Plat of Stittwood Div. No. IV", according to the plat thereof, recorded in Volume 14 of Plats,  
Page 130, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P83978, 4534-000-007-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Chicago Title Company Order 620022911, Schedule B, Special Exceptions, which are attached hereto  
and made a part hereof.

Dated: June 2, 2015

*Gayl McAlister*  
Gayl McAlister



State of WASHINGTON  
County of Skagit

I certify that I know or have satisfactory evidence that GAYL L. McAlister

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: June 3, 2015

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20152047  
JUN 04 2015

*Martin E. Lehr*  
Name: MARTIN E. LEHR  
Notary Public in, and for the State of WA  
Residing at: La Conner  
My appointment expires: 2-9-19

Amount Paid \$10,240.<sup>00</sup>  
Skagit Co. Treasurer  
By Mdm Deputy

## SCHEDULE "B"

### SPECIAL EXCEPTIONS

1. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: November 1, 1976  
Recording No.: 845588

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 31, 1990, October 12, 1995, April 20, 2000 & October 4, 2007  
Recording No.: 9008310082, 9510120022, 200004200019 & 200710040094

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 STITTWOOD, DIV. NO. IV:**

Recording No.: 9003160125

3. Relinquishment of all existing, future or potential easements for access, light, view and air, and all rights of ingress, egress and regress to, from and between said premises and the highway or highways to be constructed on lands conveyed by Deed;

To: The State of Washington  
Recording Date: November 11, 1956 & November 26, 1956  
Recording No.: 543652 & 558888

4. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Stittwood Property Owners Association  
Recording Date: November 8, 1976  
Recording No.: 845588

5. Assessments, if any, levied by City of Anacortes.
6. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by Stittwood Property Owners Association.
8. 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.