

When recorded return to:
Raymond Otis Megill and Susan B. Garrett
6209 17th Avenue NE
Seattle, WA 98115



201506260154

Skagit County Auditor \$74.00
6/26/2015 Page 1 of 3 3:33PM

Recorded at the request of:
Guardian Northwest Title
File Number: A109425

Statutory Warranty Deed

A109425
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Jeffrey L. Flowers and Irene A. Flowers, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Raymond Otis Megill and Susan B. Garrett, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 13, Rock Ridge Survey aka Ptn. Block 1323, Northern Pacific Add.

Tax Parcel Number(s): P114111, 3809-323-013-0100

Lot 13, of Survey recorded December 3, 1998, in Volume 21 of Surveys, pages 85 through 87, under Auditors File No. 9812030124, records of Skagit County, Washington, being Lots 1 and 2, Block 1323, Northern Pacific Addition to Anacortes, according to the plat thereof recorded in Volume 2 of Plats, pages 9 through 11, records of Skagit County, Washington.

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 6/18/2015

Jeffrey L. Flowers
Jeffrey L. Flowers

Irene A. Flowers
Irene A. Flowers

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20152422
JUN 26 2015

Amount Paid \$14,209.⁴⁰
Skagit Co. Treasurer
By *man* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Jeffrey L. Flowers and Irene A. Flowers, the persons who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 6-25-15

Vicki L. Hoffman
Printed Name: Vicki L. Hoffman
Notary Public in and for the State of Washington
Residing at Coupeville, WA
My appointment expires: 10/08/2017

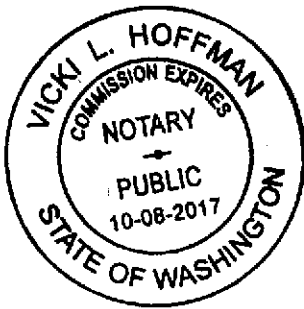


EXHIBIT A

EXCEPTIONS:

A. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: November 24, 1954
Auditor's No.: 509693
Executed By: Park Estates Development Co., a limited partnership, by Great Western Investment Co. Inc., General Partner, by Albert Balch, Pres.

B. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Rock Ridge, LLC
And: Edward Hawkings
Dated: April 24, 1997
Recorded: April 25, 1997
Auditor's No: 9704250157
Regarding: Property Development

C. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Name: Rock Ridge
Recorded: December 3, 1998
Auditor's No: 9812030124

D. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED IN INSTRUMENT:

In Favor Of: Rock Ridge
Recorded: April 25, 1997
Auditor's No: 9704250158
For: Access and Utility Easement

E. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Anthony Malo, Christiane Malo, Berentson Family Trust, Dale A. Fowler and Elizabeth Wilson-Fowler
Dated: March 30, 1998
Recorded: April 28, 1998
Auditor's No: 9804280113
Regarding: Development Agreement for the Replat of the Fowler Property adjacent to and South of Rock Ridge

Said instrument is a re-recording of instrument recorded under Auditor's File No. 9804140141.

F. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: October 22, 1998
Recorded: October 22, 1998
Auditor's No: 9810220058
Executed by: Rock Ridge, LLC, a Washington limited liability company

G. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes and Rock Ridge LLC
Dated: December 3, 1998
Recorded: December 3, 1998

Auditor's No.:

9812030122

Purpose:

"...construct, alter, improve, repair, operate and maintain storm drainage lines, sewer lines, waterlines and other utilities, with pipes and appurtenances and to allow access as required

Area Affected:

South 2 feet of Lots 1 – 3 and the North 2 feet of Lots 4 - 7