

When recorded return to:
Geno Spatafore and Dawn Spatafore
3333 Bienaventura Drive
Fallbrook, CA 92028



201512010083
Skagit County Auditor \$76.00
12/1/2015 Page 1 of 4 11:59AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620025411

CHICAGO TITLE
620025411

STATUTORY WARRANTY DEED

THE GRANTOR(S) Harlon Miles and Traci Miles, 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 Geno Spatafore and Dawn Spatafore, Husband and Wife
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 18, Plat of Rock Ridge South, Phase 3, as per plat recorded on June 30, 2008, under Auditor's
File No. 200806300185, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

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

Tax Parcel Number(s): P127688 / 4960-000-018-0000

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: November 2, 2015

Harlon Miles

Traci Miles

20154846
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 01 2015

Amount Paid \$ 4455.00
Skagit Co. Treasurer
By Deputy

STATUTORY WARRANTY DEED

(continued)

State of WASH

County of Skagit

I certify that I know or have satisfactory evidence that

Harlon Miles + Troei Miles
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: 11-4-15

Name: [Signature]

Notary Public in and for the State of WASH

Residing at: [Signature]

My appointment expires: 1-19-19

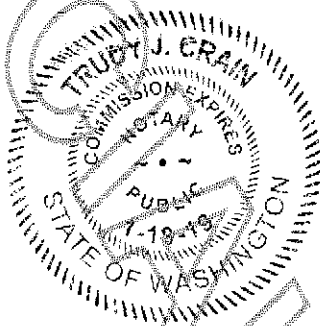


EXHIBIT "A"
Exceptions

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 SOUTH PHASE 3:

Recording No: 200806300185

2. 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

3. Covenants, conditions and restrictions contained in Declaration of Restriction, but omitting any covenant, condition or restrictions 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 File 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
Affects: Portion of Tract C, Rock Ridge West

4. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;
Recorded: April 26, 2002
Auditor's File No.: 200204260193, records of Skagit County, Washington
Imposed By: Rock Ridge West, L.L.C.
Affects: Portion of Tract C

Said instrument is a re-recording of instrument (s);

Recorded: March 14, 2002

Auditor's No(s): 200203140025, records of Skagit County, Washington

5. Covenants, conditions and restrictions contained in Declaration(s) of restrictions but omitting any covenant or restrictions, if any, 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 law;
Recorded: April 26, 2002
Auditor's File No.: 200204260193, records of Skagit County, Washington
Executed By: Rock Ridge West LLC
Affects: Portion of Tract C

Said instrument is a re-recording of instrument (s);

Recorded: March 14, 2002

Auditor's No(s): 200203140025, records of Skagit County, Washington

EXHIBIT "A"

Exceptions (continued)

6. Public and private easements, if any, over vacated portions of said premises.
7. Terms, conditions and obligations, of the Declaration of Access Easement;
Recorded: February 28, 2002
Auditor's No.: 200202280226, records of Skagit County, Washington
Affects: Tracts B and C, Rock Ridge West
8. Terms, conditions and obligations of the Declaration of access easement;
Recorded: March 22, 2002
Auditor's No.: 200203220149, records of Skagit County, Washington
Affects: Portion of Tract C, Rock Ridge West
9. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 11, 2006
Auditor's No(s): 200607110101, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Portion of Tract C, Rock Ridge West
10. Covenants, conditions, restrictions and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;
Recorded: January 25, 2007
Auditor's No(s): 200701250001, records of Skagit County, Washington
11. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;
Recorded: October 30, 2008
Auditor's No(s): 200810300058, records of Skagit County, Washington
Executed By: Rock Ridge, LLC and Rock Ridge South, LLC

Amended by instrument(s):
Recorded: June 30, 2008
Auditor's No(s): 200806300184, records of Skagit County, Washington
12. City, county or local improvement district assessments, if any.
13. Assessments, if any, levied by Rock Ridge Community Association.
14. Assessments, if any, levied by City of Anacortes.