

**When recorded return to:**

Michael T Flanigan and Erin E Flanigan  
2205 Oregon Avenue  
Anacortes, WA 98221

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No. 620025643



201512070111

Skagit County Auditor

\$76.00

12/7/2015 Page

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4 3:27PM

**CHICAGO TITLE**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Doreen J. Wagner, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Michael T Flanigan and Erin E Flanigan, husband and wife

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

Lot 17, 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): P119059 / 4792-000-017-0000,

Subject to:

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

Dated: December 2, 2015

Doreen J. Wagner

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20154935  
DEC 07 2015

Amount Paid \$ 6,822.40  
Skagit Co. Treasurer  
By *Mam* Deputy

STATUTORY WARRANTY DEED

(continued)

State of WASHINGTON

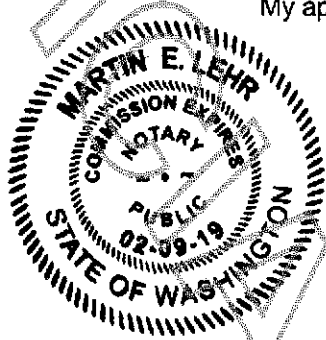
County of Skaagit

I certify that I know or have satisfactory evidence that Doreen J. Logie

is the person who appeared before me, and said person acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: December 3, 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



## 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 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. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: RKL Construction LLC

Purpose: Ingress, egress and parking of vehicles

## EXHIBIT "A"

Exceptions  
(continued)

Recording Date: May 4, 2004  
Recording No.: 200405040067  
Affects: Portion of said premises

9. Assessments, if any, levied by Rock Ridge Homeowner's Association.
10. Assessments, if any, levied by City of Anacortes.
11. 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.