

When recorded return to:
Robert C. Rivet and Abigail A. Ross
23120 SE Black Nugget Road, Unit CC1
Issaquah, WA 98029-8937

Recorded at the request of:
Guardian Northwest Title
File Number: A110703



201601200025

Skagit County Auditor \$76.00
1/20/2016 Page 1 of 4 1:36PM

Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Allen Family Investments LLC, a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Robert C. Rivet and Abigail A. Ross, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

A110703

Abbreviated Legal:
Lot 3, Rock Ridge South, Phase 3

Tax Parcel Number(s): P127673-4960-000-003-0000

Lot 3. "PLAT OF ROCK RIDGE SOUTH, PHASE 3," as per plat recorded on June 30, 2008, under Auditor's File No. 200806300185, records 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 per Exhibit "A" attached hereto

Dated 1/12/2016

Allen Family Investments, LLC

By: Thomas L. Allen, Member

By: Brian K. Allen, Member

By: Pamela J. Allen, Member

By: Pamela J. Allen-Bowles, Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

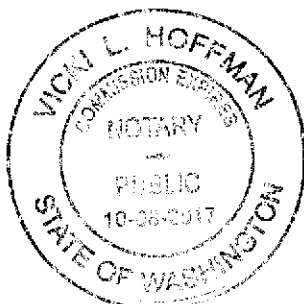
2016/164
JAN 20 2016

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 9901.80
Skagit Co. Treasurer
By Man Deputy

I certify that I know or have satisfactory evidence that Thomas L. Allen and Pamela J. Allen are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it as the Members of Allen Family Investments, LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 1-19-16



Vicki L. Hoffman

Notary Public in and for the State of Washington

Residing at Coupeville, Washington

My appointment expires: 10/08/2017

STATE OF Washington }
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence that Brian K. Allen and Pamela J. Allen-Bowles are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it as the Members of Allen Family Investments, LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated September 16, 2016

[Signature]

Notary Public in and for the State of Washington

Residing at Anacortes, WA

My appointment expires: 9-9-2017

EXHIBIT A

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Recorded: July 11, 2006
Auditor's No.: 200607110101
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected: A strip of land 10 feet in width with 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.

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

Recorded: January 25, 2007
Auditor's No.: 200701250001
Executed By: Rock Ridge, LLC; Rock Ridge South, LLC;
DG Construction, LLC; Anthony Malo, Jr.,
Christiane T. Malo, Thomas Giacalone and
Laura Giacalone

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Port of Anacortes, a municipal corporation of the State of Washington
Recorded: April 3, 2002
Auditor's No.: 200204030021
Purpose: Avigation easement
Area Affected: All parcels within subject plats

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Port of Anacortes, a municipal corporation
Recorded: July 26, 2002
Auditor's No.: 200207260099
Purpose: Grant of Avigation Easement
Area Affected: All parcels within subject plats

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

Recorded: June 30, 2008
Auditor's No.: 200806300184
Executed By: Rock Ridge LLC

Said covenants amend other covenant documents including some set forth hereinabove.

The covenants set forth below, state that they are a re-recording but do not state that they are a re-recording of 200806300184.

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

Recorded: October 30, 2008
Auditor's No.: 200810300058
Executed By: Rock Ridge LLC, et al

ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS,
EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR
ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE
FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name:	Plat of Rock Ridge South, Phase 3
Recorded:	June 30, 2008
Auditor's No.:	200806300185