

When recorded return to:

Thomas C. Brodersen and Ann D. Brodersen as
trustees of the Thomas C. Brodersen and Ann D.
Brodersen Revocable Trust
31672 Road 132
Visalia, CA 93292



201604220067

Skagit County Auditor

4/22/2016 Page

1 of

\$76.00

4:11:41AM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620026302

CHICAGO TITLE

620026302

STATUTORY WARRANTY DEED

THE GRANTOR(S) G.L. Sam, 1., L.L.C. a State of Arizona Limited Liability Company
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Thomas C. Brodersen and Ann D. Brodersen as trustees of
the Thomas C. Brodersen and Ann D. Brodersen Revocable Trust

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

Lot 16, PLAT OF ROCK RIDGE SOUTH PHASE 3, according to the plat thereof, recorded under
Auditor's File No. 200806300185, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P127686 / 4960-000-016-0000

Subject to:

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

Dated: April 19, 2016

G.L. Sam, 1., L.L.C

BY: Delores M. Malo Manager
Delores M. Malo, Manager

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

2016 1495

APR 22 2016

Amount Paid \$ 3031.00

Skagit Co. Treasurer

By Mdm Deputy

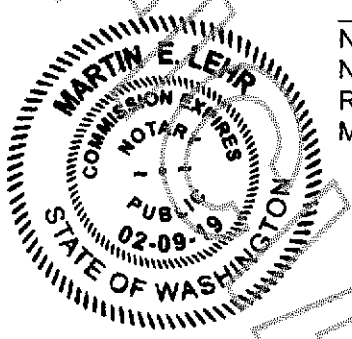
STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON
County of SKagit

I certify that I know or have satisfactory evidence that Delores M. Malo

(s)are the person(s) who appeared before me, and said person acknowledged that (he/~~she~~/they) signed this instrument, on oath stated that (he/~~she~~/they) was authorized to execute the instrument and acknowledged it as the Managers of G. L. Sam I., LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 4-21-16



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 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

EXHIBIT "A"

Exceptions (continued)

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

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.