

When recorded return to:
David Scott and Eddylee Scott
37743 S. Mashie Drive
Tucson, AZ 85739

Recorded at the request of:
Guardian Northwest Title
File Number: A110961

201605020138
Skagit County Auditor \$77.00
5/2/2016 Page 1 of 5 3:27PM

Statutory Warranty Deed

A110961
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Calvin Mickelson and Joan B. Mickelson, formerly husband and wife as tenants in common for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to David Scott and Eddylee Scott, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 8, Rock Ridge Survey

For Full Legal See Attached Exhibit "A"

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 "B" attached hereto.

Tax Parcel Number(s): P113934, 3809-323-008-0100

Dated 4/25/2016

Calvin Mickelson
Calvin Mickelson

Joan B. Mickelson
Joan B. Mickelson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20161721
MAY 02 2016

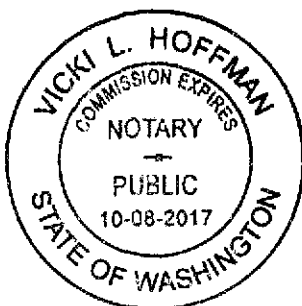
STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 11,575.⁰⁰
Skagit Co. Treasurer
By Man Deputy

I certify that I know or have satisfactory evidence that Calvin Mickelson, the person who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 4-28-16

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



STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Joan B. Mickelson, the person who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 4-26-16

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

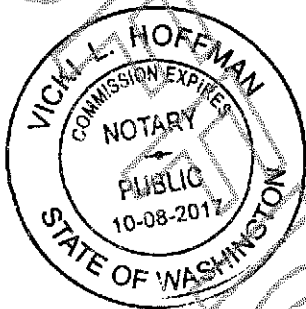


EXHIBIT A

Lot 8 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 a portion of Blocks 1124, 1125, 1320, 1321, 1322 and 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;

EXCEPT the East 5 feet thereof;

EXHIBIT B

EXCEPTIONS:

A. 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 Northern Pacific Addition to Anacortes
Recorded: March 4, 1891
Auditor's No.: Volume 2 of Plats, page 9

B. 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.

C. 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

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

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

E. 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

F. 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.

G. 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

H. 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: Survey
Recorded: September 4, 2002
Auditor's No.: 200209040073

I. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: September 4, 2002
Auditor's No.: 200209040092
Purpose: Utilities
Area Affected: As described

J. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: City of Anacortes, a municipal corporation
And: Calvin Mickelson and Joan Mickelson
Dated: March 31, 2005
Recorded: April 7, 2005
Auditor's No.: 200504070127
Regarding: Rockwork and landscaping location