



When recorded return to:  
 Steven T. Alverson and Beverly A. Alverson  
 4390 Cassa Grande Circle #247  
 Cypress, CA 90630

Skagit County Auditor \$75.00  
 6/2/2016 Page 1 of 3 10:31AM

Recorded at the request of:  
 Guardian Northwest Title  
 File Number: A111588

# Statutory Warranty Deed

A 111588

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Richard M. Chambers, Jr. and Kristen N. Chambers, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, and as part of an IRS 1031 Tax Deferred Exchange, in hand paid, conveys and warrants to Steven T. Alverson and Beverly A. Alverson, husband and wife as Joint Tenants the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn. Lots 18 -20, Block 1123, Northern Pacific Addn. aka Lot 28 Rock Ridge

Tax Parcel Number(s): P113933, 3809-323-028-0100

Lot 28 of Rock Ridge, a Survey recorded December 3, 1998, in Volume 21 of Survey, pages 85 through 87, under Auditor's File No. 9812030124, records of Skagit County, Washington, being a portion of Lots 18 through 20, Block 1123 "NORTHERN PACIFIC ADDITION TO ANACORTES," as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of 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 described in Exhibit "A" attached hereto

Dated 5/25/2016

Richard M. Chambers, Jr.

Kristen N. Chambers

SKAGIT COUNTY WASHINGTON  
 REAL ESTATE EXCISE TAX  
 20162227  
 JUN 02 2016

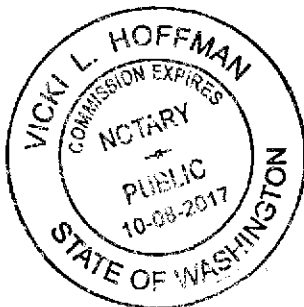
STATE OF Washington }  
 COUNTY OF Skagit } SS:

Amount Paid \$ 97795.10  
 Skagit Co. Treasurer  
 By man Deputy

I certify that I know or have satisfactory evidence that Richard M. Chambers, Jr. and Kristen N. Chambers, the persons who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 6-1-16

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

### 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:

Name: Rock Ridge  
Recorded: 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. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes and Rock Ridge LLC  
Dated: December 3, 1998  
Recorded: December 3, 1998  
Auditor's No.: 9812030122  
Purpose: "...construct, alter, improve, repair, operate and maintain storm drainage lines, sewer lines, waterlines and other utilities, with pipes and appurtenances and to allow access as required  
Area Affected: South 2 feet of Lots 1 – 3, Block 1320 and the North 2 feet of Lots 4 – 7, Block 1321