

When recorded return to:  
Fidalgo Construction LLC  
4303 Marine Heights Way  
Anacortes, WA 98221



201607150125  
Skagit County Auditor \$78.00  
7/15/2016 Page 1 of 6 1:48PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620027212

CHICAGO TITLE

620027212

### STATUTORY WARRANTY DEED

THE GRANTOR(S) G.L. Sam I, LLC, 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 Fidalgo Construction LLC, a Washington limited liability  
company

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

Lot 16, PHASE 2, PLAT OF ROCK RIDGE SOUTH, PHASES 1 and 2, according to the duly  
recorded plat thereof, recorded in January 24, 2007, under Auditor's File No. 200701240094, and  
amended by Auditor's File No. 200701250133, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P125860 / 4918-002-016-0000

Subject to:

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

2016 2996  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUL 15 2016

Amount Paid \$ 984.00  
By Skagit Co. Treasurer  
Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: July 14, 2016

~~Sam I~~  
G.L. + ~~Sam~~ LLC

BY: *Delores M. Malo*  
Delores M. Malo  
Manager

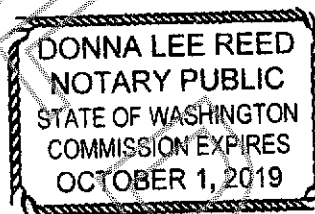
**STATUTORY WARRANTY DEED**  
(continued)

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Delores M. Malo is/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 Manager 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: 7/15/16

Donna Lee Reed  
Name: Donna Lee Reed  
Notary Public in and for the State of Washington  
Residing at: Marysville WA  
My appointment expires: 10/1/2019



**EXHIBIT "A"**  
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 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: Tracts B and C, Rock Ridge West

3. 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: Tracts B and C, Rock Ridge West

Said instrument is a re-recording of instrument (s);

Recorded: March 14, 2002

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

4. 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: Tracts B and C, Rock Ridge West

Said instrument is a re-recording of instrument (s);

## EXHIBIT "A"

### Exceptions (continued)

Recorded: March 14, 2002  
Auditor's File No(s): 200203140025, records of Skagit County, Washington

5. Public and private easements, if any, over vacated portions of said premises.
6. Terms, conditions and obligations, of the Declaration of Access Easement;  
Recorded: February 28, 2002  
Auditor's File No.: 200202280226, records of Skagit County, Washington  
Affects: Tracts B and C, Rock Ridge West
7. Terms, conditions and obligations of the Declaration of access easement;  
Recorded: March 22, 2002  
Auditor's File No.: 200203220149, records of Skagit County, Washington  
Affects: Tracts B and C, Rock Ridge West
8. 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: Tracts B and C, Rock Ridge West
9. Avigation Easement including the terms, covenants and provisions thereof  
  
Recording Date: October 20, 2006  
Recording No.: 200610200103
10. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 PHASES 1 & 2:  
  
Recording No: 200701240094  
  
Affidavit of Minor Correction of Survey  
Recording No.: 200701250133
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;

## EXHIBIT "A"

Exceptions  
(continued)

Recorded: January 25, 2007  
Auditor's No(s): 200701250001, records of Skagit County, Washington

City, county or local improvement district assessments, if any.

Assessments, if any, levied by Rock Ridge Community Association.

Assessments, if any, levied by City of Anacortes.