



201607290035

When recorded return to:
Thomas Ryan Davis and Catherine Elizabeth
Davis
7 Spanker Street
Jamestown, RI, 02835

Skagit County Auditor \$76.00
7/29/2016 Page 1 of 4 9:44AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620028074

CHICAGO TITLE
620028074

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert H. Chandler and Jennifer Chandler, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Thomas Ryan Davis and Catherine Elizabeth Davis, husband
and wife

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

Lot 8, 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): P125852 / 4918-002-008-0000

Subject to:

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

Dated: July 19, 2016

Robert H. Chandler

Jennifer Chandler

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016 3233
JUL 29 2016

Amount Paid \$ 9439.
Skagit Co. Treasurer
By *nm* Deputy

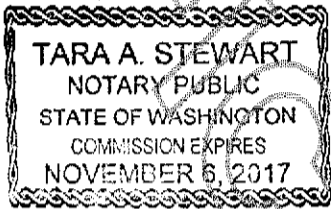
STATUTORY WARRANTY DEED
(continued)

State of WA
County of Skagit

I certify that I know or have satisfactory evidence that
Jennifer Chandler
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 7/20/10

Tara A. Stewart
Name: Tara A. Stewart
Notary Public in and for the State of WA
Residing at: Marisville
My appointment expires: 11-0-17



State of WA
County of Skagit

I certify that I know or have satisfactory evidence that
Robert H. Chandler
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 2/28/10

Tara A. Stewart
Name: Tara A. Stewart
Notary Public in and for the State of WA
Residing at: Marisville
My appointment expires: 11-0-17

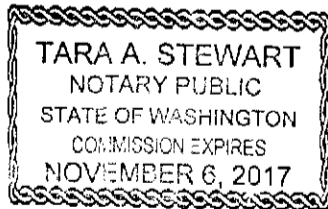


EXHIBIT "A"

Exceptions
(continued)

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;

Recorded: January 25, 2007

Auditor's No(s): 200701250001, 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.

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);

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