

When recorded return to:
Matthew T. Schlarmann and Kelli L. Schlarmann
3920 W. 12th Street
Anacortes, WA 98221



201704280023

Skagit County Auditor

\$75.00

4/28/2017 Page

1 of

3 8:57AM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

770 NE Midway Blvd., PO Box 1050
Oak Harbor, WA 98277

CHICAGO TITLE

620030346

Escrow No.: 245390413

STATUTORY WARRANTY DEED

THE GRANTOR(S) Dennis J. Callahan and Sarah D. Callahan, *husband and wife*
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable
consideration
in hand paid, conveys, and warrants to Matthew T. Schlarmann and Kelli L. Schlarmann, a married
couple

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

Lot 19, Plat of Rock Ridge West, according to the plat thereof, recorded under Auditor's File No.
200203250231, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P119061

Dated:

4-23-17

[Signature]
Dennis J. Callahan

[Signature]
Sarah D. Callahan

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20171757

APR 28 2017

Amount Paid \$7,570.⁰⁰

Skagit Co. Treasurer

By *[Signature]* Deputy

STATUTORY WARRANTY DEED

(continued)

State of Virginia

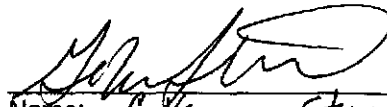
County of Arlington

I certify that I know or have satisfactory evidence that

Dennis J. Callahan and Sarah D. Callahan
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 24 August 2017

APR 17



Name: Givonna Stumet

Notary Public in and for the State of Virginia

Residing at: Fort Myer

My appointment expires: 30 June 2020

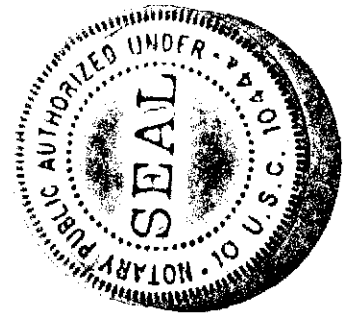


EXHIBIT A

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 WEST**:

Recording No: 200203250231

2. Covenants, conditions, easements, assessments and restrictions contained in declaration of restriction, but omitting any covenant, condition or restriction 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 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

3. Easement, including the terms and conditions thereof, granted by instrument;
- Recorded: September 6, 2001
- Auditor's No.: 200109060035, records of Skagit County, Washington
- In favor of: Puget Sound Power & Light Company
- For: Underground electric system, together with necessary appurtenances
- Affects: 10 feet on all boundaries adjacent to streets

4. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;
- Recorded: March 14, 2002
- Auditor's No.: 200203140025, records of Skagit County, Washington
- Imposed By: Rock Ridge West, L.L.C.
- Affects: Said premises

5. Agreement, including the terms and conditions thereof, entered into;
- By: City of Anacortes
- And Between: Rock Ridge LLC
- Recorded: November 16, 2001
- Auditor's No.: 200111160123, records of Skagit County, Washington
- Providing: Latecomer Agreement No. 2001-3

6. Easement, including the terms and conditions thereof, granted by instrument(s);
- Recorded: April 3, 2002
- Auditor's No(s): 200204030021, records of Skagit County, Washington
- In favor of: Port of Anacortes, a municipal corporation
- For: Avigation easement

7. Easement, including the terms and conditions thereof, granted by instrument(s);
- Recorded: July 26, 2002
- Auditor's No(s): 200207260099, records of Skagit County, Washington
- In favor of: Avigation
- For: Port of Anacortes