

When recorded return to:
Richard C. Villines and Kristi A. Villines



Skagit County Auditor
5/4/2017 Page

1 of 3 1:42PM
\$75.00

Recorded at the request of:
Guardian Northwest Title
File Number: A113600

Statutory Warranty Deed

A113600
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS David B. Daniels and Jeriann Daniels, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Richard C. Villines and Kristi A. Villines, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 1, Rock Ridge South Phase 3

Tax Parcel Number(s): P127671, 4960-000-001-0000

Lot 1, "Plat of Rock Ridge South, Phase 3" as per the plat recorded June 30, 2008 as Auditor's File No. 200806300185.

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 May 2, 2017

David B. Daniels

Jeriann Daniels

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

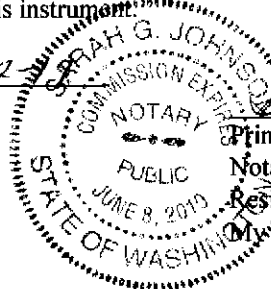
20171910
MAY 04 2017

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 11,395.²²
Skagit Co. Treasurer
By Mam Deputy

I certify that I know or have satisfactory evidence that David B. Daniels and Jeriann Daniels, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 5-2-2017



Printed Name: Sarah G. Johnson

Notary Public in and for the State of

Washington

Residing at Red Hook

My appointment expires: 6-8-19

Exhibit "A"

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Recorded: July 11, 2006
Auditor's No. 200607110101
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected: A strip of land 10 feet in width with 5 feet on each side of the centerline of grantee's facilities as now constructed, to be constructed, extended or relocated lying within the above described parcel.

B. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: January 25, 2007
Auditor's No.: 200701250001
Executed By: Rock Ridge, LLC; Rock Ridge South, LLC;
DG Construction, LLC; Anthony Malo, Jr.,
Christian T. Malo, Thomas Giacalone and
Laura Giacalone

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Port of Anacortes, a municipal corporation of the State of Washington
Recorded: April 3, 2002
Auditor's No. 200204030021
Purpose: Avigation easement
Area Affected: All parcels within subject plats

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Port of Anacortes, a municipal corporation
Recorded: July 26, 2002
Auditor's No. 200207260099
Purpose: Grant of Avigation Easement
Area Affected: All parcels with subject plats

E. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: June 30, 2008
Auditor's No.: 200806300184
Executed By: Rock Ridge LLC

Said covenants amend other covenant documents including some set forth hereinabove.

The covenants set forth below, state that they are a re-recording but do not state that they are a re-recording of 200806300184.

PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: October 30, 2008
Auditor's No.: 200810300058
Executed By: Rock Ridge LLC, et al

F. ALL EASEMENTS, COVENANTS, RESTRICTIONS, ENCROACHMENTS AND OTHER MATTERS SHOWN ON THE FACE OF THE FOLLOWING SURVEY/PLAT:

Name: Plat of Rock Ridge South, Phase 3
Recorded: June 30, 2008
Auditor's No.: 200806300185
Affects: Subject property