

POOR ORIGINAL



201707110061

Skagit County Auditor

\$74.00

7/11/2017 Page

1 of

2 3:31PM

When recorded return to:  
Paul D Hylton and Emily A Hylton  
2305 Oregon Avenue  
Anacortes, WA 98221

Recorded at the request of:  
Guardian Northwest Title  
File Number: A114072

### Statutory Warranty Deed

A 114072  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Anthony Calandra and Tamara Calandra, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Paul D. Hylton and Emily A. Hylton, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Lot 10, Rock Ridge West

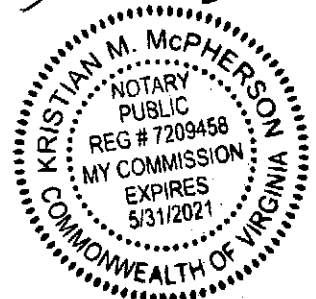
Tax Parcel Number(s): P119052, 4792-000-010-0000

Lot 10, "ROCK RIDGE WEST" according to the plat thereof recorded under Auditor's File No. 200203250231, records of Skagit County, 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 08 JULY 17  
  
Tamara Calandra

Anthony Calandra



STATE OF Virginia }  
COUNTY OF FAIRFAX } SS:

I certify that I know or have satisfactory evidence that Tamara Calandra and Anthony Calandra, 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: 07/08/17

Printed Name:

Notary Public in and for the State of

Residing at Alexandria, VA

My appointment expires: May 31, 2021

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20173155  
JUL 11 2017

Amount Paid \$ 8362.10  
Skagit Co. Treasurer  
By MM Deputy

Exhibit "A"

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:

Plat/Subdivision Name: Plat of Rock Ridge West  
Recorded: March 25, 2002  
Auditor's No: 200203250231

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Port of Anacortes, a municipal corporation of the State of Washington  
Dated: January 7, 2002  
Recorded: April 3, 2002  
Auditor's No: 200204030021  
Purpose: Avigation easement  
Area Affected: All parcels within subject plat

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

Dated: March 7, 2002  
Recorded: April 26, 2002  
Auditor's No: 200204260193  
Executed by: Rock Ridge West, LLC, a Washington Limited Liability Company, David Ostergaard and Christine A. Ostergaard, husband and wife, and Kent Robinson and Judy Ann Robinson, husband and wife

Said instrument is a re-recording of instrument recorded under Auditor's File No. 200203140025.

D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Port of Anacortes, a Washington municipal corporation  
Dated: July 23, 2002  
Recorded: July 26, 2002  
Auditor's No: 200207260099  
Purpose: Grant of Avigation Easement  
Area Affected: All parcels within subject plat

E. Any tax, fee, assessments or charges as may be levied by Rock Ridge Community Association.