

When recorded return to:
Don M. Perry
P.O. Box 1375
Anacortes, WA 98221



201707180062
Skagit County Auditor \$76.00
7/18/2017 Page 1 of 4 11:47AM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20173279

JUL 18 2017

Amount Paid \$9731.70
Skagit Co. Treasurer
By [Signature] Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031436

CHICAGO TITLE
620031436

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kyle J Baker and Amanda R Baker, 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 Don M. Perry, a married man as his sole and separate property

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

Lot 12, Plat of Rock Ridge West, according to the plat thereof recorded March 25, 2002, 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): P119054/4792-000-012-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 6, 2017



Kyle J Baker

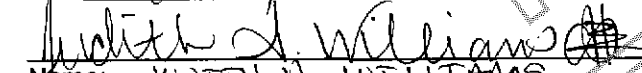


Amanda R Baker

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Kyle J Baker and Amanda R Baker are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: JULY 10, 2017



Name: JUDITH A. WILLIAMS

Notary Public in and for the State of WA

Residing at: STANWOOD

My appointment expires: 10/29/18

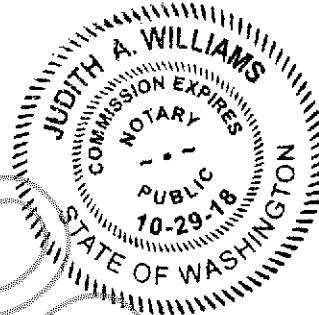


EXHIBIT "A"
Exceptions

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 Rock Ridge West:

Recording No: 200203250231

2. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: April 26, 2002

Recording No.: 200204260193 (re-record of 200203140025)

3. 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

4. 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

5. 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

6. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: July 26, 2002

EXHIBIT "A"

Exceptions (continued)

Auditor's No(s): 200207260099, records of Skagit County, Washington
In favor of: Avigation
For: Port of Anacortes

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Port of Anacortes
Purpose: Avigation easement
Recording Date: May 23, 2005
Recording No.: 200505230121

8. Assessments, if any, levied by Rock Ridge Homeowner's Association.
9. Assessments, if any, levied by City of Anacortes.
10. City, county or local improvement district assessments, if any.