



201709070035

When recorded return to:
Justin M. Goyer and Cherie E. Goyer
2203 Oregon Avenue
Anacortes, WA 98221

Skagit County Auditor \$78.00
9/7/2017 Page 1 of 5 1:44PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031979

CHICAGO TITLE
620031979

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mickey D. Cole and Tereasa L. Cole, as Tenants in Common

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to Justin M. Goyer and Cherie E. Goyer, a married couple

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

Lot 18, 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): P119060 / 4792-000-018-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20174238

SEP 07 2017

Amount Paid \$ 8,442.²⁰

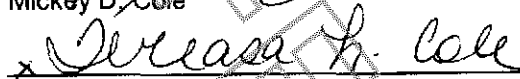
Skagit Co. Treasurer

By *[Signature]* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: August 25, 2017

x 
Mickey D. Cole

x 
Tereasa L. Cole

STATUTORY WARRANTY DEED

(continued)

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Mickey D. Cole & Tereasa L. Cole
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: 9/5/17

Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Manville, wa
My appointment expires: 10/1/2019

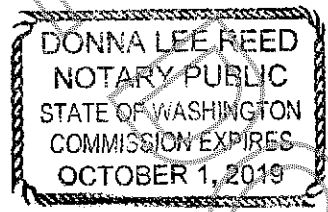


EXHIBIT "A"
Exceptions

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. Parking Driveway Easement including the terms, covenants and provisions thereof

Recording Date: May 4, 2004

Recording No.: 200405040067

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

Recorded: April 3, 2002

EXHIBIT "A"

Exceptions
(continued)

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