

When recorded return to:
Susan E. Findlay and Mitchell H. Findlay
13885 Seaview Way
Anacortes, WA 98221



Skagit County Auditor
4/9/2018 Page 1 of 6 11:34AM \$79.00

CHICAGO TITLE
W20030718

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620030718

STATUTORY WARRANTY DEED

THE GRANTOR(S) Timothy J. Ragen and Wendy L. Tada, Co-Trustees of the Ragen-Tada Family Trust u/a/d March 13, 2015

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Susan E. Findlay and Mitchell H. Findlay, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 12, RAGEN TWO LOT SHORT PLAT NO. SPL-2015-0002, recorded under Auditor's File No. 201507220047, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P132763/ 4960-000-112-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20181399
APR 09 2018

Amount Paid \$ 4277.00
Skagit Co. Treasurer
By HB Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: March 29, 2018

Timothy J. Ragen, and Wendy L. Tada, Co-Trustees of the Ragen-Tada Family Trust u/a/d March 13, 2015

BY: Timothy J. Ragen, Trustee
Timothy J. Ragen
Co-Trustee

BY: Wendy L. Tada, Trustee
Wendy L. Tada
Co-Trustee

State of Washington

County of Skaagit

I certify that I know or have satisfactory evidence that Timothy J. Ragen and Wendy L. Tada is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustees of The Ragen-Tada Family Trust u/a/d/ March 3, 2015 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: April 6, 2018



Mark S. Lehr
Name: Martin E. Lehr
Notary Public in and for the State of WA
Residing at: La Conner
My appointment expires: 2-9-19

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 SOUTH PHASE 3:

Recording No: 200806300185

2. 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

3. Covenants, conditions and restrictions contained in Declaration of Restriction, but omitting any covenant, condition or restrictions 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 File 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

Affects: Portion of Tract C, Rock Ridge West

4. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;

Recorded: April 26, 2002

Auditor's File No.: 200204260193, records of Skagit County, Washington

Imposed By: Rock Ridge West, L.L.C.

Affects: Portion of Tract C

EXHIBIT "A"

Exceptions
(continued)

Said instrument is a re-recording of instrument (s);

Recorded: March 14, 2002

Auditor's No(s): 200203140025, records of Skagit County, Washington

5. Covenants, conditions and restrictions contained in Declaration(s) of restrictions but omitting any covenant or restrictions, if any, 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 law;

Recorded: April 26, 2002

Auditor's File No.: 200204260193, records of Skagit County, Washington

Executed By: Rock Ridge West LLC

Affects: Portion of Tract C

Said instrument is a re-recording of instrument (s);

Recorded: March 14, 2002

Auditor's No(s): 200203140025, records of Skagit County, Washington

6. Public and private easements, if any, over vacated portions of said premises.
7. Terms, conditions and obligations, of the Declaration of Access Easement;
Recorded: February 28, 2002
Auditor's No.: 200202280226, records of Skagit County, Washington
Affects: Tracts B and C, Rock Ridge West

8. Terms, conditions and obligations of the Declaration of access easement;
Recorded: March 22, 2002
Auditor's No.: 200203220149, records of Skagit County, Washington
Affects: Portion of Tract C, Rock Ridge West

9. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 11, 2006
Auditor's No(s): 200607110101, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Portion of Tract C, Rock Ridge West

10. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction,

EXHIBIT "A"

Exceptions
(continued)

but omitting any covenants or restrictions, if any, 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;

Recorded: January 25, 2007

Auditor's No(s): 200701250001, records of Skagit County, Washington

11. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;

Recorded: October 30, 2008

Auditor's No(s): 200810300058, records of Skagit County, Washington

Executed By: Rock Ridge, LLC and Rock Ridge South, LLC

Amended by instrument(s):

Recorded: June 30, 2008

Auditor's No(s): 200806300184, records of Skagit County, Washington

12. Notice contained in deed

Recording Date: July 27, 2009

Recording No.: 200907270020

13. Record of Survey

Recording Date: June 18, 2014

Recording No.: 201406180061

14. 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 RAGEN TWO LOT SHORT PLAT SPL-2015-0002:

Recording No: 201507220047

15. City, county or local improvement district assessments, if any.

16. Assessments, if any, levied by Rock Ridge Community Association.

EXHIBIT "A"

Exceptions
(continued)

17. Assessments, if any, levied by City of Anacortes.