

When recorded return to:
Richard D. Morse
Nolen-Morse Living Trust
2616 Berentson Court
Anacortes, WA 98221



201805070007

05/07/2018 11:15 AM Pages: 1 of 6 Fees: \$79.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620034341

CHICAGO TITLE
620034341

STATUTORY WARRANTY DEED

THE GRANTOR(S) Andrew L. Peters and Kimberly A. Peters, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Richard D Morse and Sharon R Nolan-Morse, Trustees of the Nolen-Morse Living Trust

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

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

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

Lot(s): 9 ROCK RIDGE SOUTH, PHASES 1 & 2 PHASE 2

Tax Parcel Number(s): P125853 / 4918-002-009-0000

Subject to:

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


SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018/883
MAY 07 2018


Amount Paid \$ 10,240.⁰⁰
Skagit Co. Treasurer
By *mem* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: April 24, 2018



Andrew L. Peters

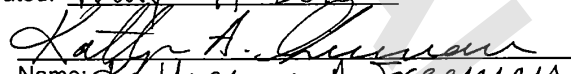


Kimberly A. Peters

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Andrew L. Peters and Kimberly A. Peters 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: May 4, 2018



Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish co
My appointment expires: 9-01-2018

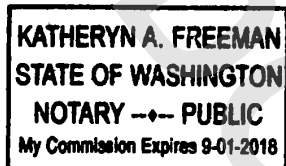


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P125853 / 4918-002-009-0000

Lot 9, PHASE 2, PLAT OF ROCK RIDGE SOUTH, PHASES 1 and 2, according to the duly recorded plat thereof, recorded in January 24, 2007, under Auditor's File No. 200701240094, and amended by Auditor's File No. 200701250133, records of Skagit County, Washington.

Situated in Skagit County, Washington

EXHIBIT "B"

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 PLAT OF ROCK RIDGE WEST:

Recording No: 200203250231

2. 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: Tracts B and C, Rock Ridge West

3. 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: Tracts B and C, Rock Ridge West

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

Recorded: March 14, 2002

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

4. 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: Tracts B and C, Rock Ridge West

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

EXHIBIT "B"Exceptions
(continued)

- Recorded: March 14, 2002
Auditor's File No(s).: 200203140025, records of Skagit County, Washington
5. Public and private easements, if any, over vacated portions of said premises.
 6. Terms, conditions and obligations, of the Declaration of Access Easement;
Recorded: February 28, 2002
Auditor's File No.: 200202280226, records of Skagit County, Washington
Affects: Tracts B and C, Rock Ridge West
 7. Terms, conditions and obligations of the Declaration of access easement;
Recorded: March 22, 2002
Auditor's File No.: 200203220149, records of Skagit County, Washington
Affects: Tracts B and C, Rock Ridge West
 8. 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: Tracts B and C, Rock Ridge West
 9. Avigation Easement including the terms, covenants and provisions thereof

Recording Date: October 20, 2006
Recording No.: 200610200103
 10. 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 PLAT OF ROCK RIDGE SOUTH PHASES 1 & 2:

Recording No: 200701240094

Affidavit of Minor Correction of Survey
Recording No.: 200701250133
 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;

EXHIBIT "B"

Exceptions
(continued)

Recorded: January 25, 2007
Auditor's No(s): 200701250001, records of Skagit County, Washington

12. City, county or local improvement district assessments, if any.
13. Assessments, if any, levied by City of Anacortes.
14. Assessments, if any, levied by Rock Ridge Community Association.