

When recorded return to:

Ashley N. Killmer and Thomas J. Killmer
3927 West 12th Street
Anacortes, WA 98221



201806270038

06/27/2018 01:45 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620035018

STATUTORY WARRANTY DEED

CHICAGO TITLE CO.
620035018

THE GRANTOR(S) Blair Estenson and Stacey Estenson, 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 Ashley N. Killmer and Thomas J. Killmer, wife and husband

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

Lot 8, PLAT OF ROCK RIDGE WEST, according to the plat thereof, recorded under Auditor's File
No. 200203250231, records of Skagit County, Washington.
Situated in Skagit County, Washington.

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018 2792
JUN 27 2018

Tax Parcel Number(s): P119050 / 4792-000-008-0000

Amount Paid \$ 8,513.⁴⁰
Skagit Co. Treasurer
By *Adam* Deputy

Subject to:

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

STATUTORY WARRANTY DEED (continued)

Dated: June 20, 2018

Blair Estenson
Blair Estenson

Stacey Estenson
Stacey Estenson

State of Washington
County of Snohomish

I certify that I know or have satisfactory evidence that

Stacey Estenson

(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: June 21, 2018

KATHERYN A. FREEMAN
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 9-01-2018

Kathryn A. Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish CO
My appointment expires: 9.01.2018

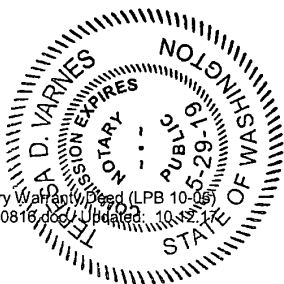
State of Washington
County of Snohomish

I certify that I know or have satisfactory evidence that

Blair Estenson

(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: 6-27-18



Theresa D. Varnes
Name: Theresa D. Varnes
Notary Public in and for the State of WA
Residing at: Camano Island
My appointment expires: 07/29/19

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 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. Agreement, including the terms and conditions thereof; entered into;
By: City of Anacortes
And Between: Rock Ridge LLC
Recorded: November 16, 2001
Auditor's No.: 200111160123, records of Skagit County, Washington
Providing: Latecomer Agreement No. 2001-3

EXHIBIT "A"Exceptions
(continued)

6. 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
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.