

Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By Cain Cress  
Affidavit No. 20243250  
Date 12/13/2024

After Recording Mail To:  
Andrew C. Schuh  
SKAGIT LAW GROUP, PLLC  
PO Box 336  
Mount Vernon WA 98273

**BARGAIN AND SALE DEED**

The Grantor, Rodney J. Rothlisberger, a single person, in consideration of \$10.00, in hand paid, bargain, sell and convey to Rodney J. Rothlisberger as Trustee of The Rodney J. Rothlisberger Revocable Trust, dated ~~November~~ Dec. 3, 2024, the following described real estate, situated in the County of Skagit, State of Washington.

Tax Parcel ID: P83978/4534-000-007-0000

Legal Description:

Lot 7, "Plat of Stittwood Div. No. IV", according to the plat thereof, recorded in Volume 14 of Plats, Page 130, records of Skagit County, Washington.

Situate in Skagit County, Washington

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 620022911, Schedule B, Special Exceptions, which are attached hereto and made a part hereof.

The Grantor, for himself/herself and for his/her successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed and exclude all covenants arising or to arise by statutory or other implication and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, he/she will forever warrant and defend the said described real estate.



## SCHEDULE "B"

## SPECIAL EXCEPTIONS

1. 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 orientations, 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: November 1, 1976  
Recording No.: 845588

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 31, 1990, October 12, 1995, April 20, 2000 & October 4, 2007  
Recording No.: 9008310082, 9510120022, 200004200019 & 200710040094

2. 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 STITTWOOD, DIV. NO. IV.:

Recording No.: 9003160125

3. Relinquishment of all existing, future or potential easements for access, light, view and air, and all rights of ingress, egress and regress to, from and between said premises and the highway or highways to be constructed on lands conveyed by Deed;

To: The State of Washington  
Recording Date: November 11, 1956 & November 26, 1956  
Recording No.: 543652 & 558888

4. Any unpaid assessments or charges and liability to further assessments or charges, of which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Stittwood Property Owners Association  
Recording Date: November 8, 1976  
Recording No.: 845588

5. Assessments, if any, levied by City of Anacortes.
6. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by Stittwood Property Owners Association.
8. General and Special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.