

202506170057

06/17/2025 02:57 PM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor, WA

When recorded return to:
Kenton Dale and Julie Dale
2510 Oregon Avenue
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251876

Jun 17 2025

Amount Paid \$38392.50
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

620058733

Escrow No.: 620058733

STATUTORY WARRANTY DEED

THE GRANTOR(S) Garrick Christopher Barr and Jamie Lynn Cromack, as Trustees of the Barr Cromack Revocable Living Trust

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Kenton Dale and Julie Dale, a married couple

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.)

LT 3, PLAT OF ROCK RIDGE WEST PHASE II, REC NO. 200412020087

Tax Parcel Number(s): P122377 / 4848-000-003-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 06/13/2025

Garrick Christopher Barr and Jamie Lynn Cromack, as Trustees of the Barr Cromack Revocable Living Trust

Garrick Christopher Barr

BY: _____

Garrick Christopher Barr
Co-Trustee

BY: *Jamie Lynn Cromack*

Jamie Lynn Cromack
Co-Trustee

State of Montana

County of Gallatin

This record was acknowledged before me on 06/13/2025 by Garrick Christopher Barr and Jamie Lynn Cromack as Co-Trustee and Co-Trustee, respectively, of the Barr Cromack Revocable Living Trust.

[Signature]

(Signature of notary public)

Notary Public in and for the State of Montana

My appointment expires: 01/22/2029

Notarized remotely online using communication technology via Proof.

Signers are in Oro Valley, AZ. Notary is in Bozeman, MT

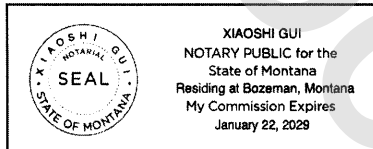


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P122377 / 4848-000-003-0000

LOT 3, PLAT OF ROCK RIDGE WEST PHASE II, AS PER PLAT RECORDED ON DECEMBER 2, 2004, UNDER RECORDING NO. 200412020087, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Survey:

Recording No: 200203070086

2. Ordinance No. 2611 and the terms and conditions thereof:

Recording Date: January 31, 2003

Recording No.: 200301310228

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc., a Washington corporation

Purpose: Underground electric system, together with necessary appurtenances

Recording Date: October 18, 2004

Recording No.: 200410180230

Affects: A strip of land ten (10) feet in width five (5) feet on each side of the centerline of grantee's facilities as now constructed, to be constructed, extended or relocated lying within the above described parcel. This easement description may be superseded at a later date with a surveyed description provided at no cost to Grantee.

4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 the Plat of Rock Ridge West Phase II:

Recording No: 200412020087

Affidavit of Minor Correction of Survey:

Recording Date: April 26, 2005

Recording No.: 200504260129

5. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set

EXHIBIT "B"**Exceptions
(continued)**

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: December 8, 2004
Recording No.: 200412080178

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

Imposed by: The Rock Ridge Community Association
Recording Date: December 8, 2004
Recording No.: 200412080178
7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. Assessments, if any, levied by City of Anacortes.
9. City, county or local improvement district assessments, if any.