



200703290149
Skagit County Auditor

3/29/2007 Page 1 of 5 3:38PM

WHEN RECORDED RETURN TO
MICHAEL J. SKAGGS
2608 BRIARWOOD CIRCLE
MOUNT VERNON, WASHINGTON 98273



CHICAGO TITLE INSURANCE COMPANY

1C41801 ✓

5131630

STATUTORY WARRANTY DEED

THE GRANTOR(S)

JAMES D. PERRY AND KANDICE R. PERRY, HUSBAND AND WIFE

for and in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to

MICHAEL J. SKAGGS AND DANA HEIN-SKAGGS, HUSBAND AND WIFE

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

LOT 29, ROSEWOOD P.U.D., PHASE 1, ACCORDING TO THE PLAT THEREOF, RECORDED FEBRUARY 14, 2000,
UNDER AUDITOR'S FILE NO. 200002140086, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT
COUNTY, WASHINGTON.

SUBJECT TO: EXCEPTIONS SET FORTH ON ATTACHED EXHIBIT "A" AND BY THIS REFERENCE MADE A
PART HEREOF AS IF FULLY INCORPORATED HEREIN.

1411
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 29 2007

Amount Paid \$ 4204.91
By Skagit Co. Treasurer Deputy

Abbreviated Legal: LOT 29, ROSEWOOD P.U.D. PHASE 1

Tax Account Number(s): 4745-000-029-0000

Dated: MARCH 23, 2007

JAMES D. PERRY

KANDICE R. PERRY

LPB10/KLC/052006

STATE OF WASHINGTON
COUNTY OF Skagit

SS

ON THIS 27 DAY OF March, 2007 BEFORE ME, THE
UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY
COMMISSIONED AND SWORN, PERSONALLY APPEARED James D. Perry and
Kandice R. Perry KNOWN TO ME TO BE THE INDIVIDUAL(S)
DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED
THAT They SIGNED AND SEALED THE SAME AS Their FREE AND VOLUNTARY
ACT AND DEED, FOR THE USES AND PURPOSES HEREIN MENTIONED.

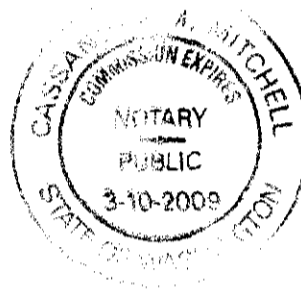
Cassandra M. Mitchell

NOTARY SIGNATURE

CASSANDRA M. MITCHELL

PRINTED NAME:

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Mt Vernon
MY COMMISSION EXPIRES ON 3-10-09.



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EXHIBIT A

Escrow No.: 005131630

Liability to future assessments, if any, levied by City of Mount Vernon.

Dues, charges and assessments, if any, levied by Rosewood Homeowners Association.

Private drainage easement as disclosed by the Plat.

Affects: The Northeasterly 20 feet of said premises

PRIVATE DRAINAGE EASEMENT

An easement for the purpose of conveying local storm water runoff is hereby granted in favor of all abutting private lot owners in the areas designated as private drainage easements. The maintenance of private drainage easements established and granted herein shall be the responsibility of, and the costs thereof shall be borne equally by, the present and future owners of the abutting private lot owners and their heirs, owners personal representatives, and assigns.

The City of Mount Vernon is hereby granted the right to enter said easements for emergency purposes at its own discretion.

EASEMENTS

An easement is hereby reserved for and granted to the City of Mount Vernon, Public Utility District No. 1 of Skagit Count, Puget Sound Energy, G.T.E., Cascade Natural Gas Corp., and TCI Cablevision of Washington, Inc. and their respective successors and assigns under and upon the exterior front boundary lines of all lots and tracts as shown hereon and other utility easements shown on the face of the plat, in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures, and appurtenances attached thereto, for the purpose of providing utility services to the subdivision and other property, together with the right to enter upon the lots and tracts at all times for the purposes stated. Property owner is prohibited from building improvements within this area unless approval has been granted by the City Engineer. Additionally said front yard easement area shall be utilized for sidewalk and driveway purposes.

Notes on the face of said plat, as follows:

- A.
 - - Indicates rebar or screw in lead set with yellow cap inscribed LISSER 2960
 - - Indicates concrete monument in case set with cap inscribed LISSER 22960.
 - - Indicates existing pipe or rebar found.
- B. Description and exception information is from First American Title Insurance Company, Order No. 55218, dated March 3, 1999, Sept. 17, 1999.
- C. For additional subdivision and meridian information see plat of Centennial Grove recorded in Volume 15 of Plats, page 26, Plat of Firwest Estates recorded in Volume 12 of Plats, pages 72 and 73, and City of Mount Vernon Short Plat No. MV-2-89, recorded in Volume 8 of Short Plats, page 157, all in records of Skagit Count, Washington.
- D. Meridian: Assumed
- E. Basis of bearing South line of the Southeast Quarter of Section 9, Township 34 North, Range 4 East of the Willamette Meridian.

Bearing – North 89°54'20" West

EXHIBIT3/RDA/0999



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EXHIBIT A

Escrow No.: 005131630

- F. Instrumentation: Leitz Set 4A Theodolite distance meter
- G. Survey Procedure. Field traverse all distances shown are measured in feet.
- H. This plat is subject to and together with easements, reservations, restrictions, covenants and other instruments of record including but not limited to those documents mentioned in title report referenced in Note B above and being recorded under Skagit County Auditor's File Numbers 9804150105, 9812100109, 9901280109, 9901280110, 9902100143, 9902010144, 9901280111, 9901280112, 9901280113, 9902010145, 9902010146, 9812310051, 9812310052, 9812040021, 9812040022, and Volume 142 of Deeds, page 146
- I. All lots within this subdivision are subject to impact fees payable upon issuance of a building permit.
- J. Owner/Developer: Self Help Housing
405 Hoag Road
Mount Vernon, WA 98273
Phone: (360) 474-0333
- K. Zoning: ROSEWOOD PUD (R-1.9.6)
- L. UTILITY SOURCES: Telephone G.T.E.
Power Puget Sound Energy
Television TCI Cablevision
Storm City of Mount Vernon
Sewer City of Mount Vernon
Water Public Utility District No. 1 of Skagit County
Gas Cascade Natural Gas
- M. BUILDING SET BACKS: Single Family Lots
Front: 20': Lots at street intersections have two front yards
Rear: 20'
Side: 7.5' (or as otherwise shown hereon)

Common Wall Lots
Front: 20': Lots at street intersections have two front yards
Rear: 20'
Side: 0' on common sides, 7.5' on non common sides (or as otherwise shown hereon)
- N. Wetlands areas shown hereon were delineated by Aqua-Terr Systems, Inc., Sedro Woolley, Washington in May 1995 and April 1996.
- O. Storm Water Facilities – Operation/Maintenance

Stormwater drainage/detention facilities common to the plat of ROSEWOOD P.U.D. PHASE NO. 1 is dedicated to the City of Mount Vernon in Tract "A".
- P. All lots and tracts shown hereon are subject to the requirements and conditions of the final P.U.D. for ROSEWOOD P.U.D.

EXHIBIT3/RDA/0999



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Q. Building permits shall not be issued on lots shown hereon, 1-30, 39-49, and 51-64, until the required improvements for Phase I are fully completed to the satisfaction of the City of Mount Vernon Engineering Department.

Covenants, conditions, and restrictions contained in declaration(s) of restriction, 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: May 29, 2002

Auditor's No(s): 200205290098, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: February 22, 2006

Auditor's No(s): 200602220048, records of Skagit County, Washington

Agreement, including the terms and conditions thereof; entered into;

By: Self Help Housing

And Between: City of Mount Vernon

Recorded: February 14, 2000

Auditor's No. 200002140087, records of Skagit County, Washington

Providing: Construction Agreement

Easement contained in Dedication of said plat;

For: Continued drainage of roads

Affects: Any portions of said premises where water might take a natural course

Easement contained in Dedication of said plat;

For: All necessary slopes for cuts and fills

Affects: Any portions of said premises which abut upon streets, avenues, alleys and roads

Easement delineated on the face of said plat;

For: Utilities

Affects: Exterior 7 feet adjacent to street

Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: February 22, 2006

Auditor's No(s): 200602220048, records of Skagit County, Washington

Imposed By: Rosewood Homeowners Association

EXHIBIT3/RDA/0999



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