



200709280172

Skagit County Auditor

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WHEN RECORDED RETURN TO
JAMES V. COLLETT
3408 ROSEWOOD STREET
MOUNT VERNON, WASHINGTON 98273

IC 43612



CHICAGO TITLE INSURANCE COMPANY

5131983

STATUTORY WARRANTY DEED

THE GRANTOR(S)

STEVEN R. GONZALES AND ASHLEY A. GONZALES WHO ACQUIRED TITLE AS ASHLEY A. MILLER, HUSBAND AND WIFE

for and in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to

JAMES V. COLLETT UNMARRIED MAN

the following described real estate situated in the County of ~~SNODGRASS~~ ^{Skagit} State of Washington:

LOT 101, ROSEWOOD P.U.D. PHASE 2 DIVISION 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED
DECEMBER 3, 2003, UNDER AUDITOR'S FILE NO. 200312030041, RECORDS OF SKAGIT COUNTY, WASHINGTON.
SITUATED IN SKAGIT ~~COUNTY~~, WASHINGTON.

County

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 28 2007

Amount Paid \$
Skagit Co. Treasurer
By *NT* Deputy

4624
3838.44

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

Tax Account Number(s): 4827-000-101-0000

Dated: SEPTEMBER 18, 2007

Steven R. Gonzales
STEVEN R. GONZALES

Ashley A. Gonzales
ASHLEY A. GONZALES

LPB10/KLC/052006

STATE OF WASHINGTON
COUNTY OF Skagit

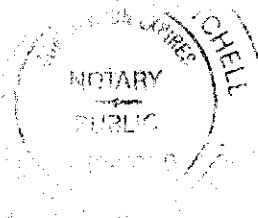
SS

ON THIS 25 DAY OF September, 2007 BEFORE ME, THE
UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY
COMMISSIONED AND SWORN, PERSONALLY APPEARED Steven R. Gonzales
and Ashley A. Gonzales 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 Mount Vernon.
MY COMMISSION EXPIRES ON 3-10-09.



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EXHIBIT A

Escrow No.: 5131983

Private Drainage Easement on the face of Rosewood PUD Phase I and II

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.

Utility Easement on the face of Rosewood PUD Phase I and II

An easement is hereby reserved for and granted to the City of Mount Vernon, Public Utility District No. 1, Puget Sound Energy, Verizon Northwest, Cascade Natural Gas Corp. and Comcast Corporation and their respective successors and assigns under and upon the exterior ten (10) feet of front boundary lines of all lots and tracts as shown on the face of this plat and other utility easements, if any, shown on the face of this plat, in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines fixtures, 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. With the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted. An easement was additionally conveyed to Puget Sound Energy Inc. per Auditor's File No. 200306160285 records of Skagit County, Washington as follows: all areas located within 5 (five) feet perimeter of the exterior surface of all ground mounted vaults and transformers.

NOTES on the face of Plat of Rosewood P.U.D. Phase I

- A. 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
- B. All lots within this subdivision are subject to impact fees payable upon issuance of a building permit.
- C. Zoning: ROSEWOOD PUD (R-1.9.6)
- D. 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 |

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- E. 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)
- F. Wetlands areas shown hereon were delineated by Aqua-Terr Systems, Inc., Sedro Woolley, Washington in May 1995 and April 1996.
- G. 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".
- H. All lots and tracts shown hereon are subject to the requirements and conditions of the final P.U.D. for ROSEWOOD P.U.D.
- I. 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



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CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 5131983

Easement delineated on the face of said plat;
For: Utilities
Affects: Exterior 10 feet adjacent to street

Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;

Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed

From: Puget Mill Company, a corporation
Recorded: December 18, 1926
Auditor's No.: Volume 142 of Deeds, page 146, records of Skagit County, Washington

Water Pipeline Easement on the Face of Plat of Rosewood P.U.D. Phase II

An easement over Tract J is granted to Public Utility District No. 1 of Skagit County, Washington; a municipal corporation, its successors or assigns, the perpetual right, privilege and authority enabling the PUD to do all things necessary or proper in the construction and maintenance of a water line, lines or related facilities, including the right to construct, operate, maintain, inspect, improve, remove. Restore, alter, replace, relocated, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation of water over, across, along, in and under the lands shown on the plat together with right of ingress to and egress from said lands across adjacent lands of the grantor, also the right to cut and/or trim all brush, timber, trees or other growth standing or growing upon the lands of the grantor which, in the opinion of the district, constitutes a menace or danger to said line or to persons or property by reason of proximity to the line. The grantor egress the title to all timber, brush, trees, other vegetation or debris trimmed, cut, and removed from the easement pursuant to this agreement is vested in the district.

Grantor its heirs successors, or assigns hereby conveys and agrees not to construct or permit to be constructed structures of any kind on the easement area without written approval of the General Manager of the District. Grantor shall conduct its activities and all other activities on grantors property so as not to interfere with, obstruct or endanger the usefulness of any improvements or other facilities now or hereafter maintained upon the easement of in any way interfere with, obstruct or endanger the districts use of the easement.

Notes on the face of Plat of Rosewood P.U.D. Phase II

- A. Building Set Backs, single family lots (SF)
Front 20' (corner lots have tow front yards)
Rear: 20'
Side: 75' (or as otherwise shown hereon)

Common Wall Lots (CW)
Front: 20' (corner lots have two front yards)
Rear: 20'
Side 0' on common sides. 75' on non-common sides (or as otherwise shown hereon)

- B. Sewage Disposal: City of Mount Vernon

EXHIBIT/RDA/0999



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- C. Storm Drainage: City of Mount Vernon, Storm Water detention facilities for this plat were previously constructed within tract A, Plat of Rosewood P.U.D. Phase I and are owned and maintained by the City of Mount Vernon.
- D. Street Standard: City of Mount Vernon
- E. Water: Skagit County P.U.D. No. 1
- F. Power: Puget Sound Energy
- G. Telephone: Verizon Northwest
- H. Gas: Cascade Natural Gas
- I. Television Cable: Comcast Corporation
- J. Garbage Collection: City of Mount Vernon, solid waster collection for lots shall be at the edge of the public right of way.
- K. This Plat has been laid out and constructed per the approved Rosewood P.U.D. available at the City of Mount Vernon Planning Department. The Rosewood P.U.D. allowed for a mix of single family lots (sf) and duplex or common wall constructed lots (cw).

All lots within this subdivision are subject to impact fees for schools, fire, parks and any other city impact fees, payable upon issuance of a building permit.

Siltation control devices may be required for each lot during home construction or subsequent soil disturbances. See City of Mount Vernon Engineering Department for details.

This property is subject to and together with easements, reservation, restrictions, covenants, liens, leases or other instruments of record refereed to in Land Title Company report referenced under note 2 above. Said report lists documents recorded under Auditor's File Nos. 8605220031, 9806230104, 9812310031, 9812310052, 200002140087, 200002140086, 200308190082, 200205290098, 200306160285 and document recorded in Volume 142 of Deeds, page 146.

Homes Shall be built on site per the designs approved in the Rosewood P.U.D. or an alternative design approved by the City of Mount Vernon.

Tract N is not to be considered a separate building tract. Tract N is for open space and is dedicated to the City of Mount Vernon for ownership and maintenance. Tract N is to be combined or aggregated with Tract A, Rosewood P.U.D. Phase I and maintained per any previous agreement or documentation with respect to the Rosewood open space.

The Plat of Rosewood P.U.D. Phase 2 shall have the same rights and access to the previously platted open spaces shown on the Plat of Rosewood P.U.D. Phase I including Tract B, Tract C and Tract Z. The same reciprocal rights and access shall apply for open space Tracts L and M created via this phase for owners of Rosewood P.U.D. Phase I. All previously recorded documents with respect to the homeowners association and maintenance responsibilities shall apply to this division, see documents recorded under Note Number 22.

Tract L and Tract M are not to be considered separate building tracts. Tracts L and M are for open space private drainage and recreational purposes. No Structures shall be placed on said Tracts L and M without the written consent of the City of Mount Vernon. "Structures" shall mean any building, wall, driveway, walkway, patio, garage, storage shed, carport, mailbox, swimming pool, dog run or additional playground equipment. The Rosewood homeowners shall be responsible for all repair and maintenance of landscaping and playground equipment within said Tracts L and M.



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EXHIBIT A

Escrow No.: 5131983

- S. Tract J and Track K are not to be considered as separate building sites. Tracts J and K are areas of future phases. No building permits shall be issued for lots in said tracts until such times as the road and utility improvements have been build or bonded to the satisfaction of the City of Mount Vernon and the final plats for said future phases have been recorded with the county auditor.
- T. Only 34 Lots within this Plat of Rosewood P.U.D. Phase 2, Division I shall be issued building permits until such time as the road improvement within the 30th street right-of-way (dedicated to the City of Mount Vernon) from the West Boundary line to the North Boundary line of this plat or bonded to the satisfaction of the City of Mount Vernon. At such time 30th street is built or bonded, all lots within this plat will be available for the issuance of building permits. Additionally when 30th street right-of-way improvement are built or bonded to the satisfaction of the City of Mount Vernon, a final plat may be recorded for all lots within Tract J shown hereon.
12. Terms, conditions, and restrictions of that instrument entitled By-Laws of Rosewood Homeowners' Association;
Recorded: March 19, 2004
Auditor's No(s): 200403190133, records of Skagit County, Washington
13. Easement, including the terms and conditions thereof, granted by instrument;
Recorded:
Auditor's No.: 200306160285, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
Affects:

Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed within he above described within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of al private/public street and road rights-of-way.

Easement No. 3: All areas located within a (five) feet perimeter of the exterior surface of all ground mounted vaults and transformer.

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

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;

Recorded: June 23, 1998
Auditor's No(s): 9806230104, records of Skagit County, Washington
Executed By: Self Help Housing, a Washington non-profit corporation; William Miller, its executive director

EXHIBIT/RDA/0999



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