



200904210062

Skagit County Auditor

AFTER RECORDING MAIL TO:

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Name

Address 2719 Arbor St.

City, State, Zip Mt. Vernon, Wa 98273

GUARDIAN NORTHWEST TITLE CO.

97015-1

Escrow Number: R09-00376A-PS

**Special Warranty Deed**

THE GRANTOR(S) The Secretary of Veterans Affairs, an officer of the United States of America, and to His/her successors in such office, whose address is Department of Veterans Affairs, Washington DC 20420 for and in consideration of Ten dollars and other good and valuable consideration (\$10.00), in hand paid, grants, bargains, sells, conveys, and confirms to

Alvin L. Willis,

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

Lot 53, "Rosewood P.U.D. Phase I", as recorded February 14, 2000, under Auditor's File No. 200002140086, records of Skagit County, Washington.

**SUBJECT TO:**

Easements, restrictions, covenants, reservations, conditions and agreements, if any of record and as per Exhibit "A" attached hereto and by this reference is made a part hereof.

Assessor's Property Tax Parcel Account Number(s): 4745-00-053-0000<sup>C</sup>

The Grantor(s) for itself and for its successors in interest do by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and do hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor(s) and not otherwise, it will forever warrant and defend the said described real estate.

Pursuant to provisions of 38 U.S.C. 3720 (a) (6) the Secretary of Veterans Affairs does not seek to exercise exclusive jurisdiction over the within described property.

Dated April 10, 2009.

The Secretary of Veterans Affairs, an officer of the United States of America, and to His/her successors in such office

By:

Brandi Killie, Assistant Secretary

Its:

Countrywide Pursuant to a delegation of authority  
Contained in 38 C.F.R. § 36.4342 (f)

1097  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

APR 21 2009

Amount Paid \$10  
Skagit Co. Treasurer  
By Deputy

STATE OF TEXAS  
COLLIN COUNTY

On this date, before me personally appeared Brandi Killie,  
pursuant to a delegation of authority contained in 38 C.F.R. § 36.4342 (f), to  
me known to be the person who executed the foregoing instrument on behalf  
of the Secretary of Veterans Affairs, and acknowledged that he executed the  
same as the free act and deed of said Secretary.

In Witness Whereof, I have hereunto set my hand and affixed my official seal  
in the State of Texas aforesaid, this 10th day of  
April, 2009.

Notary Public

My term expires: \_\_\_\_\_



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Exhibit "A"

RESERVATIONS CONTAINED IN DEED

Executed by: Puget Mill Company, a Corporation  
Recorded: December 18, 1926  
Auditor's No: Volume 142 of Deeds, Page 146  
As Follows:

"The party of the first part hereby reserves unto itself and unto its successors and assigns, the full, complete and absolute right to all oils, gases, coal, minerals, metals and fossils of every name and nature which may be in or upon said land or any part thereof, with the right of entry upon said land to prospect and explore for oils, gases, coal, minerals, metals and fossils of every name and nature, however, said party of the second part, its successors and assigns, shall be reasonably compensated for all damages done to the surface and soil of said land and the improvements thereon in carrying on any such operation."

PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: June 1, 1998  
Recorded: June 23, 1998  
Auditor's No: 9806230104  
Executed by: Self Help Housing, a Washington Non-Profit Corporation;  
William Miller, it's Executive Director

EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: City of Mount Vernon, a Municipal Corporation of the State of Washington  
Dated: November 24, 1998  
Recorded: December 31, 1998  
Auditor's No: 9812310051  
Purpose: Utility purposes  
Area Affected: Tract A and common areas adjacent to 30<sup>th</sup> Street

EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company  
Dated: July 14, 1999  
Recorded: August 12, 1999  
Auditor's No: 199908120018  
Purpose: Right to enter said premises to operate, maintain, and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines  
Area Affected: Common Area - Tract A



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Exhibit "A" Continued

AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Self-Help Housing  
And: City of Mount Vernon  
Dated: February 8, 2000  
Recorded: February 14, 2000  
Auditor's No: 200002140087  
Regarding: Agreement as to various terms of platting including but not limited to road improvements, signage, street lighting, etc.

MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Rosewood P.U.D. Phase 1  
Recorded: February 14, 2000  
Auditor's No.: 200002140086

Said matters include but are not limited to the following:

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.

An easement is hereby reserved for and granted to the City of Mount Vernon, Public Utility District No. 1 of Skagit County, 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.

All lots within this subdivision are subject to impact fees payable upon issuance of a building permit.

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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Exhibit "A" continued

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 herein)

Wetlands areas shown hereon were delineated by Aqua-Terr Systems, Inc., Sedro Woolley, Washington, in May 1995 and April 1996.

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".

All lots and tracts shown hereon are subject to the requirements and conditions of the final P.U.D. for Rosewood P.U.D.

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

The developer/Rosewood Homeowner's Association shall be responsible for the following P.U.D. requirements on Tract "A", open space, not to be considered a building site. Installation and maintenance of landscaping and wetland signs.

Tract "B" is not to be considered a separate building site. Tract "B" is for open space. Playground and critical areas preservation purposes. Activities shall comply with P.U.D. requirements and City of Mount Vernon critical areas ordinance No. 2482. No clearing or removal of existing vegetation on the property is permitted without the written consent of the City of Mount Vernon. No structures shall be placed on Tract "B" without the written consent of the City of Mount Vernon. "Structures" shall mean any building, wall, driveway, walkway, patio, garage, storage shed, carport, mailboxes, swimming pools, rockery, dog run, or playground equipment. The developer/Rosewood Homeowner's Association shall be responsible for the following P.U.D. requirements on Tract "B": installation and maintenance of landscaping, wetland signs and playground equipment.

Tract "C" is not to be considered a separate building site. Tract "C" is for open space purposes. No structures shall be placed on Tract "C" without the written consent of the City of Mount Vernon. "Structures" shall mean any building, wall, driveway, walkway, patio, garage, storage shed, carport, mailboxes, swimming pools, rockery, dog run, or playground equipment. The developer/Rosewood Homeowner's Association shall be responsible for the following P.U.D. requirements on Tract "C": installation of landscaping and playground equipment.

Tract "X" is not to be considered a separate building site. Tract "X" is for phasing purposes only. Building permits shall not be issued on Tract "X" until such time as future phase approvals are received. Future phases shall meet the requirements of the approved final P.U.D. for Rosewood P.U.D.

Building permits shall not be issued on Tract "Y", future daycare site, until such time as future phase approvals are received.



Exhibit "A" Continued

Tract "Z" is not to be considered a separate building site. Tract "Z" is for a pathway easement and is further encumbered by a 20 foot wide easement to the City of Mount Vernon for sanitary sewer purposes. The developer/Rosewood Homeowner's Association shall be responsible for the following P.U.D. requirements on Tract "Z": installation of landscaping, pathway and maintenance thereof.

.. 7 foot utility easement affecting a portion of subject property.

.. Right of the public to make necessary slopes for cuts or fills upon said premises in the reasonable original grading of streets, avenues, alleys and roads, as dedicated in the Plat.

. Building setback lines as delineated on the face of the plat.

PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: May 28, 2002  
Recorded: May 29, 2002  
Auditor's No: 200205290098  
Executed by: Self-Help Housing, a Washington Non-Profit Corporation

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: February 17, 2006  
Recorded: February 22, 2006  
Auditor's No.: 200602220048

Terms and provisions of Bylaws recorded March 19, 2004, under Skagit County Auditor's File No. 200403190133.



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