

When recorded return to:  
Manuel Mancillas  
3401 Rosewood Street  
Mount Vernon, WA 98273



201111230012  
Skagit County Auditor

11/23/2011 Page 1 of 3 10:45AM

Recorded at the request of:

File Number: 102537

**Statutory Warranty Deed**

102537-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Sergey Natekin and Oksana Natekin, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Manuel Mancillas, a single person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 105, "ROSEWOOD PUD PHASE 2, DIVISION 1"

Tax Parcel Number(s): P121130, 4827-000-105-0000

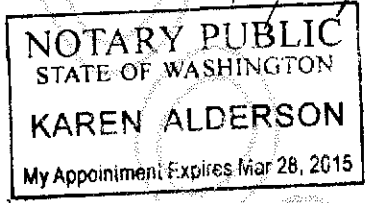
Lot 105, "ROSEWOOD PUD PHASE 2, DIVISION 1", as recorded December 3, 2003 under Auditor's File No. 200312030041, records of Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 11/17/2011

Sergey Natekin  
Sergey Natekin

Oksana Natekin  
Oksana Natekin



STATE OF Washington  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Sergey Natekin and Oksana Natekin, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 11.18.11

Karen Alderson  
Printed Name: Karen Alderson  
Notary Public in and for the State of Washington

Residing at Bellingham, WA  
My appointment expires: 3/28/2015

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20113556  
NOV 23 2011

Amount Paid \$ 2764.00  
Skagit Co. Treasurer  
By MAM Deputy

Exhibit "A"

**EXCEPTIONS:**

**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."

**B. 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

**C. 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 K adjacent to 30<sup>th</sup> Street

**D. 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: South 25 feet of common area Tract A



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E. 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.

F. 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

G. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.  
Dated: June 11, 2003  
Recorded: June 16, 2003  
Auditor's No: 200306160285  
Purpose: "... utility systems for purposes of transmission, distribution and sale of gas and electricity..."  
Area Affected: All streets and road rights-of-way; a strip of land 10 feet in width across all lots; all areas located within 5 (five) feet perimeter of the exterior surface of all ground mounted vaults and transformers.

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

Plat/Subdivision Name: Rosewood P.U.D., Phase 2, Division 1  
Recorded: December 3, 2003  
Auditor's No: 200312030041

I. Terms and Provision contained in the Bylaws of Rosewood Homeowner's Association as recorded March 19, 2004 under Auditor's File No. 200403190133.



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