

When recorded return to:  
Jose Orozco-Cecena  
3100 Rosewood Street  
Mount Vernon, WA 98273



201205020076  
Skagit County Auditor

5/2/2012 Page 1 of 4 2:26PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620015147

CHICAGO TITLE  
620015147

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Christopher Campbell and Heather Campbell, husband and wife  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Jose Orozco-Cecena, a single man

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

Lot 12, Rosewood P.U.D. Phase I, recorded February 14, 2000 under Skagit County Recording  
No. 200002140086, records of Skagit County, Washington.

Situate in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P116458, 4745-000-012-0000

Subject to: Covenants, conditions, restrictions and easements of record:

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

Dated: April 27, 2012

\_\_\_\_\_  
Christopher Campbell

\_\_\_\_\_  
Heather Campbell

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20121250

MAY 02 2012

Amount Paid \$ 2150.<sup>40</sup>  
Skagit Co. Treasurer  
By *nam* Deputy

STATUTORY WARRANTY DEED

(continued)

State of WASHINGTON

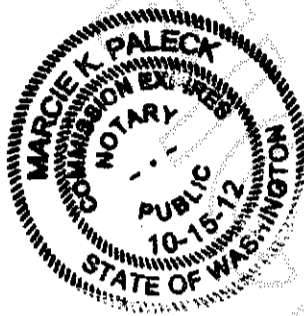
COUNTY of SKAGIT

I certify that I know or have satisfactory evidence that CHRISTOPHER CAMPBELL AND HEATHER CAMPBELL is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/~~they~~) signed this of instrument and acknowledged it to be (his/her/~~their~~) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 30 2012

Marcie Paleck

Name: MARCIE K PALECK  
Notary Public in and for the State of Washington  
Residing at: Mount Vernon, WA  
My appointment expires: October 15 2012



**EXHIBIT "A"**  
Exceptions

1. **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 maybe 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."

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 Rosewood P.U.D. Phase I:

Recording No: 200002140086

3. **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

4. **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: Utilities

5. **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: 9812310052  
Purpose: Street purposes (North 30th Street)

6. **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 subject property

7. **PROVISIONS IN THE NATURE OF A COVENANT CONTAINED IN DEED:**

Dated: November 19, 1998  
Recorded: December 4, 1998  
Auditor's No.: 9812040022



## EXHIBIT "A"

### Exceptions

- As Follows: This boundary line adjustment is not for the purpose of creating an additional building lot
8. PROVISIONS IN THE NATURE OF A COVENANT CONTAINED IN DEED:
- Dated: December 2, 1998  
Recorded: December 4, 1998  
Auditor's No.: 9812040021  
As Follows: This boundary line adjustment does not create additional building lots
9. 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
10. 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
11. 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
12. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: June 16, 2003  
Auditor's No(s): 200306160285, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc.  
For: Electric transmission and/or distribution line, together with necessary appurtenances
13. Exception appearing on various instruments, as follows:  
  
Subject, However, to all outstanding covenants, conditions, restrictions, reservations, liens, encumbrances, easements, rights of way, leases, mineral, oil, gas and geothermal rights (with or without the right of surface entry), timber rights, water rights, judgments, pending court proceedings, probate proceedings and agreements which limit the title to the property.
14. Liability to future assessments, if any, levied by the City of Mount Vernon.
15. Dues, Charges and Assessments, if any, levied by Rosewood Homeowners Association.
16. City, county or local improvement district assessments, if any.

#### Skagit County Right To Farm Ordinance

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.

