

When recorded return to:

Juan J. Ortiz Zavala

~~3300 Arbor Street~~ / 6894 BENNETT RD
Mount Vernon, WA 98273



201301300041

Skagit County Auditor

1/30/2013 Page

1 of

4 10:38AM

Recorded at the request of:

File Number: 103490

Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Sergey Natekin, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Juan J. Ortiz Zavala, a married man as his separate estate the following described real estate, situated in the County of Skagit, State of Washington

103490-1

Abbreviated Legal:

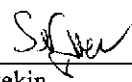
Lot 94, Plat of "ROSEWOOD P.U.D., PHASE 2, DIVISION II"

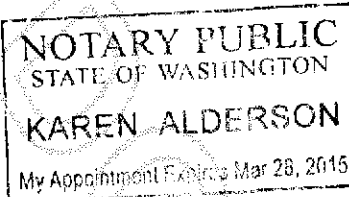
Tax Parcel Number(s): 4842-000-094-0000, P121938

Lot 94, Plat of "ROSEWOOD P.U.D., PHASE 2, DIVISION II", recorded August 17, 2004, under Skagit County Auditor's File No. 200408170112, 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 1-24-13

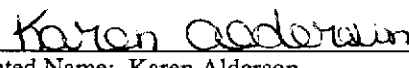

Sergey Natekin



STATE OF Washington }
COUNTY OF Skagit } SS:


I certify that I know or have satisfactory evidence that Sergey 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: 1-24-13


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

20133006
JAN 30 2013

Amount Paid \$ 2230.02
By  Skagit Co. Treasurer
Deputy

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 30th 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



201301300041
Skagit County Auditor

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 20, 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



201301300041
Skagit County Auditor

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

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

Plat/Subdivision Name:

Rosewood P.U.D., Phase 2, Division II

Recorded:

August 17, 2004

Auditor's No.:

200408170112



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