



201308270070

When recorded return to:  
David Lee Habenicht and Nerida Lee Habenicht  
15510 Rosario Beach Road  
Anacortes, WA 98221

Skagit County Auditor \$75.00  
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Recorded at the request of:

File Number: A106310

**Statutory Warranty Deed**

*A106310-1*  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR GLEPCO, LLC, a Washington limited liability company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to David Lee Habenicht and Nerida Lee Habenicht, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lot 132, Rosewood P.U.D. Phase 2, Div III

Tax Parcel Number(s): P122850, 4856-000-132-0000

Lot 132, "ROSEWOOD P.U.D. PHASE 2, DIVISION III", recorded May 16, 2005 under Skagit County Auditor's File No. 200505160223.

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 per Exhibit "A" attached hereto

Dated 8/21/2013

GLEPCO, LLC

*Pamela Hinton*

By: Pamela Hinton, Managing Member

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2013 3476

AUG 27 2013

Amount Paid \$ 3,075.<sup>50</sup>

Skagit Co. Treasurer  
By *Mara* Deputy

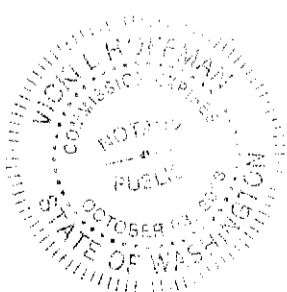
STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Pamela Hinton is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it as the Managing Member of GLEPCO, LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 8-21-13

*Vicki L. Hoffman*

Vicki L. Hoffman  
Notary Public in and for the State of Washington  
Residing at Anacortes, Washington  
My appointment expires: 10/08/2013



# 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: Common areas

### 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 subject property



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

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



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

Plat/Subdivision Name: Rosewood P.U.D. Phase 2, Division III  
Recorded: May 16, 2005  
Auditor's No.: 200505160223

J. Any tax, fee, assessments or charges as may be levied by Rosewood Homeowner's Association.



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