



201408190061

When recorded return to:
Kelli Flanigan
3016 Briarwood Circle
Mount Vernon, WA 98273

Skagit County Auditor \$76.00
8/19/2014 Page 1 of 5 3:20PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St.
Mount Vernon, WA 98273

Escrow No.: 620021918

CHICAGO TITLE
620021918

STATUTORY WARRANTY DEED

THE GRANTOR(S) Irina M. Rhodes, An unmarried person as her separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Kelli Flanigan, an unmarried person

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

Lot 151, "Rosewood P.U.D. Phase 2, Division III", recorded May 16, 2005, under Skagit County Auditor's File No. 200505160223, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P122869 / 4856-000-151-0000

Subject to:

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

Dated: August 13, 2014

Irina M. Rhodes

Irina M. Rhodes

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20143019
AUG 19 2014

Amount Paid \$217.60
Skagit Co. Treasurer
By HB Deputy

STATUTORY WARRANTY DEED

(continued)

State of _____
_____ of _____

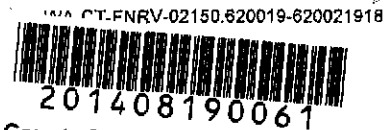
I certify that I know or have satisfactory evidence that

_____ is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: _____

8-14-14
Name: _____
Notary Public in and for the State of _____
Residing at: _____
My appointment expires: _____

"See Attached Certificate"



CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

State of California
County of Riverside

On August 14, 2014, before me, Elvia Rodriguez, Notary Public, personally appeared:

IRINA M. RHODES

Who proved to me on the basis of satisfactory evidence be the person (s) whose name (s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature (s) on the instrument the person (s), or the entity upon behalf of which the person (s) acted, executed the instrument.

I certify under **PENALTY OF PERJURY** under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Elvia Rodriguez
Elvia Rodriguez

My Commission Expires: October 19, 2014

OPTIONAL

DESCRIPTION OF THE ATTACHED DOCUMENT

Title or Type of Document: **STATUTORY WARRANTY DEED**

Number of Pages:

Document Date: **August 13, 2014**

Signer(s) Other Than Named Above: **NONE**



201408190061

EXHIBIT "A"
Exceptions

1. 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 PUD PHASE I:

Recording No: 200002140086

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 PUD PHASE II:

Recording No: 200312030041

3. 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

4. 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

5. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;

Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed

From: Puget Mill Company, a corporation

Recorded: December 18, 1926

Auditor's No.: Volume 142 of Deeds, page 146, records of Skagit County, Washington



EXHIBIT "A"

Exceptions
(continued)

6. Easement, including the terms and conditions thereof, granted by instrument;

Recorded:

Auditor's No.: 200306160285, records of Skagit County, Washington

In favor of: Puget Sound Power & Light Company

For: Underground electric system, together with necessary appurtenances

Affects:

Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

Easement No. 3: All areas located within a (five) feet perimeter of the exterior surface of all ground mounted vaults and transformer.

7. Terms, conditions, and restrictions of that instrument entitled Bylaws of Rosewood

Homeowners Association;

Recorded: March 19, 2004

Auditor's No(s): 200403190133, records of Skagit County, Washington

8. 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 Homeowner's Association

9. 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 PUD PHASE II DIV III:

Recording No: 200505160223

10. City, county or local improvement district assessments, if any

11. Assessments, if any, levied by City of Mount Vernon.

12. Assessments, if any, levied by Rosewood Homeowner's Association.

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.



201408190061