



201411140087

Skagit County Auditor

\$75.00

11/14/2014 Page

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4 3:20PM

When recorded return to:

Manuel Robles and Rosalva M. Robles
1714 N 33rd Pl
Mount Vernon, WA 98273

Filed for record at the request of:

**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620022372

CHICAGO TITLE
6200 22372

STATUTORY WARRANTY DEED

THE GRANTOR(S) Krieger Real Estate, Inc. and LaVerne Krieger, an unmarried individual for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Manuel Robles and Rosalva M. Robles, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Lot 75, Rosewood P.U.D. Phase 2 DIVISION 1, according to the plat thereof, as recorded December 3, 2003, under Auditor's File No. 200312030041, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P121116 / 4827-000-075-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 620022371, which are attached hereto and made a part hereof.

Dated: November 12, 2014

Krieger Real Estate, Inc.

BY:

William Krieger
William Krieger, President

BY:

Jannette Krieger
Jannette Krieger, Vice President

LaVerne Krieger
LaVerne Krieger

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20144314

NOV 14 2014

Amount Paid \$ 2,799.⁶⁰

Skagit Co. Treasurer

By man Deputy

STATUTORY WARRANTY DEED

(continued)

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that William Krieger and Jannette Krieger
is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the President and Vice President, respectively of Krieger REal Estate, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: November 14, 2014

Marcia J. Jennings
Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Seavo - Woolley, WA
My appointment expires: 10/5/2016

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Laverne Krieger
is the person who appeared before me, and said person acknowledged that she signed the instrument this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: November 14, 2014

Marcia J. Jennings
Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Seavo - Woolley
My appointment expires: 10/5/2016

SCHEDULE "B"

SPECIAL 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 1**
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 2, Division No. 1**
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
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 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 a private/public street and road rights-of-way.

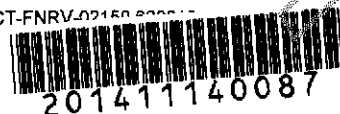


EXHIBIT "A"

Exceptions (continued)

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

7. 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
8. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants 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 applicable law;
Recorded: June 23, 1998
Auditor's No(s): 9806230104, records of Skagit County, Washington
Executed By: Self Help Housing, a Washington non-profit corporation; William Miller, its executive director
9. Dues, charges and assessments, if any, levied by Rosewood Homeowners Association.
10. Liability to future assessments, if any, levied by City of Mount Vernon.
11. City, county or local improvement district assessments, if any.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.

