

When recorded return to:  
Celia S. Gordon  
3207 Rosewood Street  
Mount Vernon, WA 98273



201506250038

Skagit County Auditor \$74.00  
6/25/2015 Page 1 of 3 1:56PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273  
Escrow No.: 620023914

**CHICAGO TITLE**  
**620023914 STATUTORY WARRANTY DEED**

THE GRANTOR(S) Wesley W. Guyer and Christine R. Guyer, 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 Celia S. Gordon, an unmarried individual

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

Lot 42, ROSEWOOD P.U.D., PHASE 1, according to the plat thereof, recorded February 14, 2000,  
under Auditor's File No. 200002140086, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P116480 / 4745-000-042-0000,

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Chicago Title Company Order 620023914, Schedule B, Special Exceptions, which are attached hereto  
and made a part hereof.

Dated: June 19, 2015

Wesley W. Guyer

Christine R. Guyer

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2015 2380

JUN 25 2015

Amount Paid \$ 3,387.00  
By Skagit Co. Treasurer  
Deputy

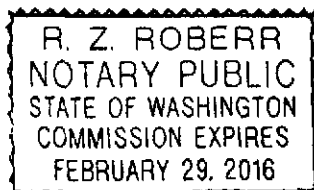
State of WA

County of King

I certify that I know or have satisfactory evidence that

\* Wesley W Guyer \* and \* Christine R Guyer \*  
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: 6/20/19



Name: RZ ROBERT  
Notary Public in and for the State of WA  
Residing at: Redmond  
My appointment expires: 02/29/16

## SCHEDULE "B"

### SPECIAL 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  
As Follows: This boundary line adjustment is not for the purpose of creating an additional building lot

SCHEDULE "B"  
Special Exceptions  
(continued)

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. Notice contained in deed:

Recording Date: February 25, 2005  
Recording No.: 200502250136  
Regarding: Skagit County Right to Farm Ordinance

13. Liability to future assessments, if any, levied by the City of Mount Vernon.

14. Dues, Charges and Assessments, if any, levied by Rosewood Homeowners Association.

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

16. 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.