

When recorded return to:
Sonia L. LaMance
3100 Arbor Street
Mount Vernon, WA 98273



Skagit County Auditor
7/15/2015 Page

1 of 6 3:31PM
\$77.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620024234

CHICAGO TITLE
620024234

STATUTORY WARRANTY DEED

THE GRANTOR(S) Irina M Rhodes, an unmarried woman
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Sonia L. LaMance , an unmarried woman

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

Lot 120, ROSEWOOD P.U.D., PHASE 2, DIVISION 1, according to the plat thereof, recorded
December 3, 2003, under Auditor's File No. 200312030041, records of Skagit County,
Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P121140 / 4827-000-120-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015 2729
JUL 15 2015

Amount Paid \$ 3,209.00
Skagit Co. Treasurer
By *mem* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 9, 2015

Irina M Rhodes
Irina M Rhodes

State of CA
County of Riverside

I certify that I know or have satisfactory evidence that

Irina M Rhodes
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: 7.9.15

[Signature]
Name: Kim Russell
Notary Public in and for the State of Ca
Residing at: La Bounta
My appointment expires: April 26, 2019



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Riverside)

On 7.9.15
Date

before me, Kim Russell, Notary Public
Here Insert Name and Title of the Officer

personally appeared

Trina M. Rhodes
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to 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.



Signature

[Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

EXHIBIT "A"
Exceptions

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: Puget Mill Company, a corporation
Recorded: December 18, 1926
Recording in: Volume 142 of Deeds, page 146

Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.

2. Covenants, conditions, restrictions and easements 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 in the document

Recording Date: June 23, 1998
Recording No.: 9806230104

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as disclosed in a document:

For: Utility purposes
Recording Date: December 31, 1998
Recording No.: 9812310051
Affects: Tract K adjacent to 30th Street

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Mount Vernon, a municipal corporation of the State of Washington
Purpose: Street purposes
Recording Date: December 31, 1998
Recording No.: 9812310052

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Underground communication cables and associated communications facilities and equipment
Recording Date: August 12, 1999
Recording No.: 199908120018
Affects: South 25 feet of common area Tract A

6. Construction Agreement

Executed by: Self Help Housing and City of Mount Vernon
Recording Date: February 14, 2000
Recording No.: 200002140087

7. Covenants, conditions and restrictions 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 in the document

Recording Date: May 29, 2002
Recording No.: 200205290098

EXHIBIT "A"

Exceptions (continued)

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 22, 2006
Recording No.: 200602220048

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Underground communication cables and associated communications facilities and equipment
Recording Date: June 16, 2003
Recording No.: 200306160285
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 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.

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 PLAT OF ROSEWOOD P.U.D., PHASE 1:

Recording No: 200002140086

10. 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 1:

Recording No: 200312030041

11. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Rosewood Homeowner's Association
Recording Date: March 19, 2004
Recording No.: 200403190133

Amended by instrument(s):
Recording Date: February 22, 2006
Recording No: 200602220048

12. Party Wall Covenant, including the terms, covenants and provisions thereof;

Recording Date: October 19, 2005
Recording No.: 200510190065
Affects: Said premises and other property

EXHIBIT "A"

Exceptions (continued)

13. City, county or local improvement district assessments, if any.
14. Assessments, if any, levied by City of Mount Vernon.
15. Dues, charges, and assessments, if any, levied by Rosewood Homeowners Association.

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.