

AFTER RECORDING MAIL TO:

Jasper Jamison and Emma L. Fox
3211 Arbor St.
Mount Vernon, WA 98273



201607150142

Skagit County Auditor

\$75.00

7/15/2016 Page

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3 3:21PM

STATUTORY WARRANTY DEED

GUARDIAN NORTHWEST TITLE CO.

111762

Escrow No. 16060126LC

Title Order No. 111762

THE GRANTOR(S) Jeff Petersen and Stephanie Petersen, husband and wife

for and in consideration of Ten Dollars and other good and valuable consideration

in hand paid, conveys, and warrants to Jasper Jamison and Emma L. Fox, both single
as Joint Tenants
the following described real estate, situated in the County of Snohomish, State of Washington:

Lot 85, Plat of "Rosewood PUD Ph 2 Div II", recorded August 17, 2004, under Skagit County Auditor's File No. 200408170112, Records of Skagit County, Washington.

Abbreviated Legal: Lot 85, Rosewood PUD Ph 2 Div II

Tax Parcel Number(s): 48420000850000/P121929

Subject to: All easements, restrictions, reservations, conditions, covenants and agreements of record, if any, along with those delineated in Preliminary Title Commitment 111762, issued by Guardian Northwest Title and Escrow, and set forth in Exhibit "A" attached hereto and by this reference made a part thereof.

Dated: July 14, 2016

Jeff Petersen

Stephanie Petersen

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016 3004
JUL 15 2016

STATE OF Washington

) ss.

COUNTY OF Snohomish

Amount Paid \$ 3476.00
Skagit Co. Treasurer
By Mm Deputy

I certify that I know or have satisfactory evidence that Jeff Petersen and Stephanie Petersen are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 15 July 2016 day of July, 2016

Notary Public in and for the State of Washington
residing at Lake Stevens
My Commission Expires: 5/29/17

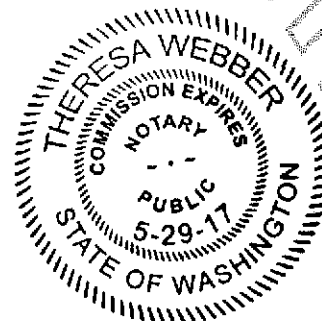


EXHIBIT "A"

Unrecorded leaseholds, if any, rights of vendors and chattel mortgagees of personal property, and rights of tenants to remove trade fixtures at the expiration of term.

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."

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

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: Tract K adjacent to 39th Street

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 common area Tract A

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.

EXHIBIT "A" (cont.)

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 BY THE FOLLOWING:

Declaration Dated: February 20, 2006
Recorded: February 22, 2006
Auditor's No.: 200602220048

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.

ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Plat/Subdivision Name: Rosewood PUD, Phase 2, Division 1
Recorded: December 3, 2003
Auditor's No.: 200312030041

Terms and Provision contained in the Bylaws of Rosewood Homeowner's Association as recorded March 19, 2004 under Auditor's File No. 200403190133.

ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Rosewood PUD, Phase 2, Division II
Recorded: August 17, 2004
Auditor's No.: 200408170112

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