



Skagit County Auditor \$76.00
11/30/2016 Page 1 of 4 11:46AM

When recorded return to:
Joshua R. Darden and Courtney M. Malson
3019 Arbor Street
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620029212

Escrow No.: 620029212

STATUTORY WARRANTY DEED

THE GRANTOR(S) Andrew R Norman, a married man as his separate estate and Joshua Holthenrichs and Christina Holthenrichs, who acquired title as Christina A. Norman, 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 Joshua R. Darden and Courtney M. Malson, a married couple

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

Lot 70, 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): P121111 / 4827-000-070-0000.

Subject to:

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

Dated: November 22, 2016

Andrew R Norman

Carissa Norman

Joshua Holthenrichs

Christina Holthenrichs

20165386
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 30 2016

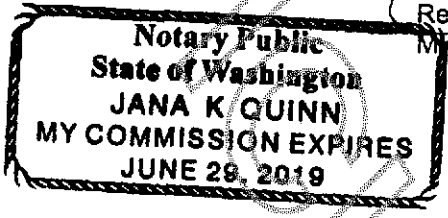
Amount Paid \$ 4188.00
Skagit Co. Treasurer
By MF Deputy

State of Washington
County of Snohomish

I certify that I know or have satisfactory evidence that
Andrew R Norman and Carissa Norman
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: November 29, 2016

Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Granite Falls
My appointment expires: 06/29/2019



State of Washington
County JRQ of Snohomish

I certify that I know or have satisfactory evidence that
Joshua Holthenrichs and Christina Holthenrichs
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: November 29, 2016

Jana K Quinn
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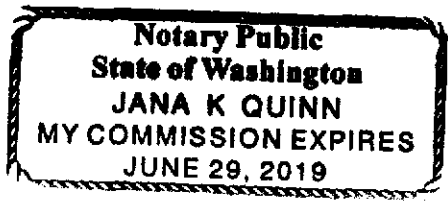


EXHIBIT "A"

Exceptions
(continued)

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

EXHIBIT "A"

Exceptions
(continued)

- Recorded: December 18, 1926
Auditor's No.: Volume 142 of Deeds, page 146, records of Skagit County, Washington
6. Terms, conditions, and restrictions of that instrument entitled By-Laws of Rosewood Homeowners' Association;
Recorded: March 19, 2004
Auditor's No(s): 200403190133, records of Skagit County, Washington
7. 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.
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 Homeowners Association
9. 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
10. Dues, charges and assessments, if any, levied by Rosewood Homeowners Association.
11. Liability to future assessments, if any, levied by City of Mount Vernon.
12. City, county or local improvement district assessments, if any.