



201702270156

Skagit County Auditor

\$77.00

2/27/2017 Page

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5 3:48PM

When recorded return to:

Mr. and Mrs. Jacob Sutherland
3403 Rosewood Street
Mount Vernon, WA 98273

Filed for Record at Request of
Curtis And Casteel Law Group, PLLC
Escrow Number: C1700628JB

GUARDIAN NORTHWEST TITLE CO.

Statutory Warranty Deed

113240

THE GRANTORS Jeremy L. Dirks and Katherine E. Dirks, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to

Jacob Sutherland and Jazmin Sutherland, husband and wife

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

Abbreviated Legal:

Lot 106, Rosewood PUD Phase 2 Div. 1

Tax Parcel Number(s): 4827-000-106-0000 (P121131)

Lot 106, Plat of "ROSEWOOD PUD PHASE 2, DIVISION 1", as recorded Decmeber 3, 2003 under Auditor's File No. 200312030041, records of Skagit County, Washington.

Subject to: Covenants, conditions and restrictions of record, as attached hereto and made a part hereof by Exhibit "A"

Subject to: Skagit County Right-To-Manage Natural Resource Lands Disclosure, as attached hereto and made a part hereof by Exhibit "B"

Dated February 10, 2017

Jeremy L. Dirks

Katherine E. Dirks
Katherine E. Dirks, Skagit County, Washington
REAL ESTATE EXCISE TAX

2017752

FEB 27 2017

Amount Paid \$ 4416.88
Skagit Co. Treasurer
By *man* Deputy

STATE OF WASHINGTON }
COUNTY OF THURSTON } SS:

I certify that I know or have satisfactory evidence that Jeremy L. Dirks and Katherine E. Dirks

are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 2-23-17

NOTARY PUBLIC
State of Washington
ARIC R. COOLBAUGH

Commission Expires AUGUST 20, 2018

Notary Public in and for the State of WASHINGTON
Residing at OLYMPIA
My appointment expires: 8-27-18

EXHIBIT “A”

Municipal assessments, if any, levied by the City of Mount Vernon.

Any tax, fee, assessments or charges as may be levied by Rosewood Homeowners Association.

Exhibit "A"

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 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."

B. 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

C. 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 30th Street

D. 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

E. 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.

F. 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 AS FOLLOWS:

Declaration Dated: February 17, 2006
Recorded: February 22, 2006
Auditor's No.: 200602220048

G. 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.

H. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

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

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

Exhibit "B"

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
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SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated January 4, 2017

between Jacob Sutherland Jazmin Sutherland ("Buyer")
Buyer Buyer
and Jeremy L Dirks Katherine E Dirks ("Seller")
Seller Seller
concerning 3403 Rosewood St Maunt Vernon WA 98273 (the "Property")
Address City State Zip

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

[Signature] 1/4/17
Buyer Date

[Signature] 1/4/17
Buyer Date

[Signature] 01/12/2017
Seller Date

[Signature] 01/12/2017
Seller Date