

When recorded return to:  
Kateri Loe and Tanner Loe  
3318 Arbor Street  
Mount Vernon, WA 98273



201704210078

Skagit County Auditor

\$77.00

4/21/2017 Page

1 of

5 1:40PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

CHICAGO TITLE

020030397

Escrow No.: 620030397

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Luke J. Boswell and Christina M. Boswell, 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 Kateri Loe and Tanner Loe, wife and husband

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

Lot 37, Plat of "Rosewood PUD Phase 2, Division 1", as 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): P121103 / 4827-000-037-0000

Subject to:

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

20171643  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

APR 21 2017

Amount Paid \$ 43.00  
By Skagit Co. Treasurer  
Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: April 19, 2017

Luke J. Boswell  
Luke J. Boswell

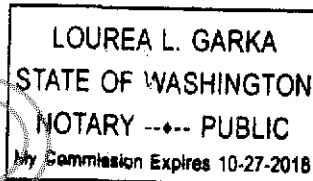
Christina M. Boswell  
Christina M. Boswell

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Luke J. Boswell and Christina M. Boswell 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: April 20, 2017

Lourea L. Garka  
Name: Lourea L. Garka  
Notary Public in and for the State of WA  
Residing at: Arlington  
My appointment expires: 10-27-2018



**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

## EXHIBIT "A"

Exceptions  
(continued)

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

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.

## EXHIBIT "A"

### Exceptions (continued)

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

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