

When recorded return to:
Thom Sicklesteel
Sicklesteel Development, LLC
3610 Cedardale Road, Suite D
Mount Vernon, WA 98274



201705110045
Skagit County Auditor \$77.00
5/11/2017 Page 1 of 5 1:39PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620030850

CHICAGO TITLE

620030850

STATUTORY WARRANTY DEED

THE GRANTOR(S) Travis S. McGrath, a married man as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Sicklesteel Development, LLC, a Washington limited liability company

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

Lot 87, PLAT OF ROSEWOOD P.U.D. PHASE 2, DIVISION II, according to the plat recorded August 17, 2004, under Auditor's File No. 200408170112, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P121931/4842-000-087-0000

Subject to:

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

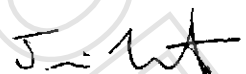
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20172030
MAY 11 2017

Amount Paid \$ 4348.20
Skagit Co. Treasurer
By HB Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 4, 2017

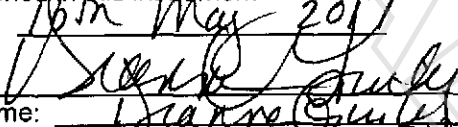

Travis S. McGrath


Christine Cleland-McGrath

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Travis S. McGrath and Christine Cleland-McGrath 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: 16th May 2017


Name: Deanna Guile
Notary Public in and for the State of Washington
Residing at: Marysville
My appointment expires: 4/4/2018

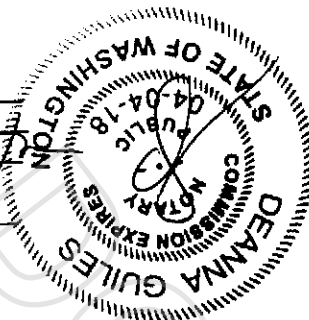


EXHIBIT "A"

Exceptions

1. 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: The State of Washington
Recorded: December 18, 1926
Auditor's No.: Volume 142 of Deeds, page 146, records of Skagit County, Washington
Executed By: Puget Mill Company, a corporation
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.

2. 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, it's Executive Director

3. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: December 31, 1998
Auditor's No(s).: 9812310051, records of Skagit County, Washington
In favor of: City of Mount Vernon, a municipal corporation of the State of Washington

For: Utility purposes
Affects: Tract K adjacent to 30th Street

4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: August 12, 1999
Auditor's No(s).: 199908120018, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: 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

EXHIBIT "A"

Exceptions (continued)

and landscaping which may constitute a danger to said lines

Affects: South 25 feet of common area Tract A

5. Agreement, including the terms and conditions thereof; entered into;
By: Self-Help Housing
And Between: City of Mount Vernon
Recorded: February 8, 2000
Auditor's No.: 200002140087, records of Skagit County, Washington
Providing: Agreement to various terms of platting including but not limited to road improvements, signage, street lighting, etc.
6. 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: May 29, 2002
Auditor's No(s).: 200205290098, records of Skagit County, Washington
Executed By: Self-Help Housing, a Washington non-profit corporation
7. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 16, 2003
Auditor's No(s).: 200306160285, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: utility system for purposes of transmission, distribution and sale of gas and electricity
Affects: All streets and road rights-of-way; a strip of land 10 feet in width across all lots; all areas located within 5 feet perimeter of the exterior surface of all ground mounted vaults and transformers
8. 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 File No.: 200312030041, records of Skagit County, Washington
9. Terms and provisions contained in the Bylaws of Rosewood Homeowner's Association as recorded March 19, 2004, under Auditor's File No. 200403190133, records of Skagit County, Washington.
10. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions,

EXHIBIT "A"

Exceptions (continued)

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 said Rosewood PUD Phase 2, Division II:

Recording No: 200408170112

11. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: February 20, 2006
Auditor's No(s): 200602220048, records of Skagit County, Washington
Imposed By: Great America Dream Inc. and Landmark Building and Development, Inc.
12. 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: February 20, 2006
Auditor's No(s): 200602220048, records of Skagit County, Washington
Executed By: Great America Dream Inc. and Landmark Building and Development, Inc.
13. Assessments, if any, levied by City of Mount Vernon.
14. Assessments, if any, levied by Rosewood Homeowner's Association.
15. City, county or local improvement district assessments, if any.