



201707050104

When recorded return to:  
Amanda Ivie-Reichardt and Jacob D Reichardt  
2608 Briarwood Circle  
Mount Vernon, WA 98273

Skagit County Auditor \$78.00  
7/5/2017 Page 1 of 6 3:44PM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620030929

**CHICAGO TITLE**  
620030929

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) 2608 Briarwood Circle LLC, a Washington limited liability company  
for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration  
in hand paid, conveys, and warrants to Amanda Ivie-Reichardt and Jacob D Reichardt, a married  
couple

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

Lot 29, Rosewood P.U.D. Phase 1, as recorded February 14, 2000, under Auditor's File No.  
200002140086, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

**SKAGIT COUNTY WASHINGTON**  
**REAL ESTATE EXCISE TAX**  
2017 3031  
JUL 05 2017

Tax Parcel Number(s): P116475/ 4745-000-029-0000

Amount Paid \$4483.<sup>00</sup>  
Skagit Co. Treasurer  
By *Ndam* Deputy

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: July 3, 2017

2608 Briarwood Circle, LLC,  
A Washington limited liability company

BY: Michael Skaggs, SM  
Michael Skaggs, Sole Member

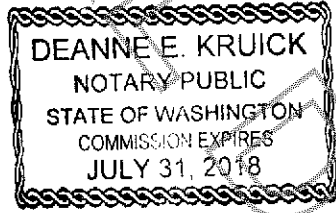
STATUTORY WARRANTY DEED  
(continued)

State of Washington  
County of Snohomish

I certify that I know or have satisfactory evidence that Michael Skaggs, Sole Member  
of 2608 Briarwood Circle LLC  
(State the person(s) who appeared before me, and said person acknowledged that (he/she/they)  
signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and  
acknowledged it as the Sole Member of 2608 Briarwood Circle LLC, a Washington limited liability  
company to be the free and voluntary act of such party for the uses and purposes mentioned in the  
instrument.

Dated: July 5, 2017

Deanne E. Kruick  
Name: DEANNE E. KRUICK  
Notary Public in and for the State of WA  
Residing at: Snohomish  
My appointment expires: July 31, 2018



**EXHIBIT "A"**  
Exceptions

1. 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 maybe 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, 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 P.U.D. Phase I:

Recording No: 200002140086

3. 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

4. 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: Utilities

5. 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

**EXHIBIT "A"**

Exceptions  
(continued)

Auditor's No.: 9812310052  
Purpose: Street purposes (North 30th Street)

6. 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 subject property

7. PROVISIONS IN THE NATURE OF A COVENANT CONTAINED IN DEED:

Dated: November 19, 1998  
Recorded: December 4, 1998  
Auditor's No.: 9812040022  
As Follows: This boundary line adjustment is not for the purpose of creating an additional building lot

8. PROVISIONS IN THE NATURE OF A COVENANT CONTAINED IN DEED:

Dated: December 2, 1998  
Recorded: December 4, 1998  
Auditor's No.: 9812040021  
As Follows: This boundary line adjustment does not create additional building lots

9. 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

10. Agreement, including the terms and conditions thereof; entered into;

By: Self Help Housing  
And Between: City of Mount Vernon  
Recorded: February 14, 2000

**EXHIBIT "A"**

Exceptions  
(continued)

Auditor's No. 200002140087, records of Skagit County, Washington  
Providing: Construction Agreement

11. 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
12. Liability to future assessments, if any, levied by the City of Mount Vernon.
13. Dues, Charges and Assessments, if any, levied by Rosewood Homeowners Association.
14. City, county or local improvement district assessments, if any.