

When recorded return to:
Jose A Chaires and Pamela J Chaires
3016 Briarwood Circle
Mount Vernon, WA 98273



Skagit County Auditor \$78.00
8/16/2017 Page 1 of 5 1:51PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031602

CHICAGO TITLE

620031602

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kelli Flanigan, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Jose A Chaires and Pamela J Chaires, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 151, "Rosewood P.U.D. Phase 2, Division III", recorded May 16, 2005, under Skagit County Auditor's File No. 200505160223, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P122869 / 4856-000-151-0000

Subject to:

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

Dated: August 8, 2017

Kelli Flanigan

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017-3828
AUG 16 2017

Amount Paid \$ 1,163.08
By Skagit Co. Treasurer
Deputy

STATUTORY WARRANTY DEED
(continued)

State of ~~WASHINGTON~~ Alaska
County of ~~SKAGIT~~ 3rd Judicial Dist

I certify that I know or have satisfactory evidence that Kelli Flanigan is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8/11/11

Linda J. Russell
Name: Linda J. Russell
Notary Public in and for the State of AK
Residing at: Anchorage, AK
My appointment expires: 5/28/21

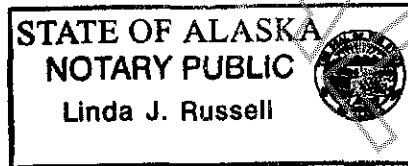


EXHIBIT "A"
Exceptions

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 II:

Recording No: 200312030041

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 I:

Recording No: 200002140086

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

EXHIBIT "A"

Exceptions (continued)

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
Recorded: December 18, 1926
Auditor's No.: Volume 142 of Deeds, page 146, records of Skagit County, Washington
6. 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.
7. Terms, conditions, and restrictions of that instrument entitled Bylaws of Rosewood Homeowners Association;
Recorded: March 19, 2004
Auditor's No(s): 200403190133, records of Skagit County, Washington

EXHIBIT "A"

Exceptions
(continued)

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 Homeowner's Association

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 ROSEWOOD PUD PHASE II DIV III:

Recording No: 200505160223

10. City, county or local improvement district assessments, if any.

11. Assessments, if any, levied by City of Mount Vernon.

12. Assessments, if any, levied by Rosewood Homeowner's Association.