

When recorded return to:  
Anthony Cisneros and Valerie Aquino  
3310 Rosewood Street  
Mount Vernon, WA 98273



201802210116  
Skagit County Auditor \$78.00  
2/21/2018 Page 1 of 5 3:39PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620033570

CHICAGO TITLE  
620033570

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Pascual Cisneros and Gregoria Cisneros, 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 Anthony Cisneros and Valerie Aquino, a married couple  
the following described real estate, situated in the County of Skagit, State of Washington:  
Lot 20, 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.)

Tax Parcel Number(s): P116466 / 4745-000-020-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20180672  
FEB 21 2018

Amount Paid \$ 4722.00  
Skagit Co. Treasurer  
By 81 Deputy

**STATUTORY WARRANTY DEED**

(continued)

Dated: February 13, 2018

Pascual Cisneros  
Pascual Cisneros

Gregoria Cisneros  
Gregoria Cisneros

State of Washington

County of Skegit

I certify that I know or have satisfactory evidence that

Pascual Cisneros & Gregoria Cisneros  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: 2/16/18

Deborah K. Flick  
Name: DEBORAH K. FLICK  
Notary Public in and for the State of WA  
Residing at: Bellevue  
My appointment expires: 8/19/19



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