

When recorded return to:
Steven P. Hansen and Kerri A. Hansen
3103 Briarwood Circle
Mount Vernon, WA 98273



201805310059

05/31/2018 01:31 PM Pages: 1 of 5 Fees: \$78.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620034739

CHICAGO TITLE
620034739

STATUTORY WARRANTY DEED

THE GRANTOR(S) Monica Ponce-McDermott and Sean McDermott, wife and husband
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Steven P. Hansen and Kerri A. Hansen, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 136, "Rosewood P.U.D. Phase 2, Division 3", 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): P122854 / 4856-000-136-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018 2270
MAY 31 2018

Amount Paid \$ 4,962.³⁰
Skagit Co. Treasurer
By *Malin* Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: May ⁴~~23~~, 2018

Monica Ponce-McDermott
Monica Ponce-McDermott

Sean McDermott
Sean McDermott

State of Washington
24th of May 2018

I certify that I know or have satisfactory evidence that MONICA PONCE-McDERMOTT And SEAN McDERMOTT is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/~~they~~) signed this of instrument and acknowledged it to be (his/her/~~their~~) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 24, 2018

Desiree Currington
Name: DESIREE CURRINGTON
Notary Public in and for the State of WASHINGTON
Residing at: SPANAWAY, WA
My appointment expires: 12-10-2019

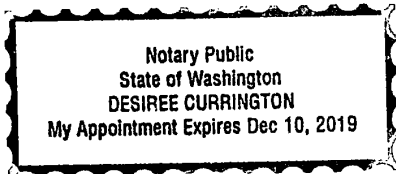


EXHIBIT "A"
Exceptions

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 I:
Recording No: 200002140086

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 II:
Recording No: 200312030041

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

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;

EXHIBIT "A"

Exceptions
(continued)

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

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

EXHIBIT "A"

Exceptions
(continued)

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.