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06/05/2018 03:41 PM Pages: 1 of 10 Fees: \$83.00
Skagit County Auditor

When Recorded Return To:

Jonathan Luke
3400 188th St SW #580
Lynnwood, WA 98037

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 05 2018

Amount Paid \$ 4500.00
By Skagit Co. Treasurer
Deputy

STATUTORY WARRANTY DEED
(Document Summary)

Grantors:

James Trinidad; Cathy Trinidad

Grantee:

Rita LaFuze

Legal Description (abbreviated):

Lot 125, ROSEWOOD PUD PH. 2, DIV. 1, Skagit
County, Washington

Assessor's Tax Parcel Number:

4287-000-125-0000

Reference Numbers of Document:

None

Land Title

01-167760-0

The GRANTORS, JAMES TRINIDAD AND CATHY TRINIDAD, TRUSTEES OF THE JAMES AND CATHY TRINIDAD 2017 LIVING TRUST,

for and in consideration of ten dollars (\$10.00) and other good and valuable consideration in hand paid,

convey and warrant to the GRANTEE, RITA LAFUZE, single woman,

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

(land described in Exhibits A and B which are attached and incorporated herein)

Reference to the above-identified documents should be made for full particulars.

/

/

/ [signatures on next page]

Dated: this 4th day of June, 2018

GRANTORS:



JAMES TRINIDAD, Trustee of the
James and Cathy Trinidad 2017 Living Trust

CATHY TRINIDAD, Trustee of the
James and Cathy Trinidad 2017 Living Trust

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)

: ss

COUNTY OF SOLANO)

On June 4th, 2018, before me, D. Moss, Notary Public personally appeared James Trinidad, trustee of the James and Cathy Trinidad 2017 Living Trust, proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that ^{HE} ~~they~~ executed the same in ^{HE} ~~their~~ authorized capacities, and that by ^{HE} ~~their~~ signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



NOTARY PUBLIC for the State of California



Dated: this 4th day of June, 2018

GRANTORS:

JAMES TRINIDAD, Trustee of the
James and Cathy Trinidad 2017 Living Trust

Cathy Trinidad
CATHY TRINIDAD, Trustee of the
James and Cathy Trinidad 2017 Living Trust

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)

: ss

COUNTY OF _____)

On _____, 2018, before me, Deltrina Moss, Notary Public personally appeared James Trinidad, trustee of the James and Cathy Trinidad 2017 Living Trust, proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

NOTARY PUBLIC for the State of California

STATE OF OREGON)

: SS

County of Deschutes)Signed or attested before me on June 4, 2018 by Cathy Trinidad.as Trustee of the James and Cathy Trinidad 2017 Living Trust, and known to me
me, and as her voluntary act for the purpose attested thereto.

NOTARY PUBLIC

Daniel Aaron PetersonTitle: Notary Public
Print name: Daniel Aaron Peterson
My Commission Expires: Nov 22, 2019Document DescriptionThis certificate is attached to page 3 of a Statutory Warranty Deed,
dated June 4, 2018, consisting of 2 pages.

ATTACHMENTS: Exhibit A and Exhibit B

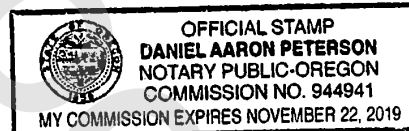


EXHIBIT A

Legal Description

Lot 125, "ROSEWOOD P.U.D. PHASE 2, DIVISION 1," as per plat recorded on December 3, 2003, under Auditor's File No. 200312030041, records of Skagit County, Washington. Situate in the City of Mount Vernon, County of Skagit, State of Washington.

SUBJECT to all matters of record.

END OF EXHIBIT A

EXHIBIT B**Permitted Exceptions**

SUBJECT TO general taxes in tax account no. 4827-000-125-0000.

SUBJECT TO ALL OF THE FOLLOWING:

Taxes or assessments which are not shown as existing liens by the public records.

(i) Unpatented mining claims, (ii) reservations or exceptions in patents or in acts authorizing the issuance thereof, (iii) water rights, claims or title to water, whether or not the matters excepted under are shown by the public records, (iv) Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.

Rights or claims of parties in possession not shown by the public records.

Easements, claims of easements or encumbrances which are not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises and which are not shown by the public records.

Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

Any service, installation, connection, maintenance, tap, capacity, construction or reimbursement charges for sewer, water, electricity or other utilities, or for garbage collection and disposal.

Any titles or rights asserted by anyone, including but not limited to persons, corporations, governments, or other entities, to tidelands, or lands comprising the shores or bottoms of navigable rivers, lakes, bays ocean or gulf, or lands beyond the line of the harbor or bulkhead lines as established or changed by the United States Government, or riparian rights, if any.

Municipal assessments and impact fees, if any, levied by the City of Mount Vernon.

RESERVATION CONTAINED IN DEED:

From:

Puget Mill Company, a corporation

Recorded:

December 18, 1926

Volume/Page:

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 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, 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 of such operation."

NOTE: Pope Resources, a Delaware Limited now claims ownership of the mineral interests according to instrument recorded May 22, 1986, under Auditor's File No. 8605220031.

DECLARATION OF RESTRICTIVE COVENANTS AND THE TERMS AND CONDITIONS THEREOF:

By: Self-Help Housing, a Washington non-profit corporation
Dated: June 1, 1998
Recorded: June 23, 1998
Auditor's No.: 9806230104

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: City of Mount Vernon
Purpose:

To construct, or cause to construct, maintain, replace, reconstruct, and remove all cut and fill slopes, with all appurtenances incident thereto or necessary therewith, in and across the said premises, for the purpose of constructing or cause to construct, and removal of all utilities, including, but not limited to sanitary sewage facilities, storm drainage facilities, power transmission facilities, telephone communication facilities, cable television facilities, natural gas facilities, water facilities and any other utility without limitation, with all appurtenances incident thereto and necessary therewith, in the said premises, and to cut and remove from the said premises any trees and other obstruction that may endanger the safety of or interfere with the use of such facilities or appurtenances in and across said premises; and the right of ingress and egress to and over said premises at any and all times for the purpose of doing anything necessary, useful or convenient for the enjoyment of the easement hereby granted; and the right of conveyance of said easement and privileges.

Unless the City Engineer has granted approval, property owner is prohibited from building improvements in and across said premises. All revenue from the sale of merchantable timber within said easement is to be paid to the Grantor.

Area Affected:

A 74.00 foot wide easement to the City of Mount Vernon for utilities purposes over, under and across a portion of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 9, Township 34 North, Range 4 East, W.M., being 37.00 feet left and 37.00 feet right of the following described centerline:

Beginning at the Southwest corner of said subdivision (South $\frac{1}{4}$ corner); thence North $0^{\circ}47'05''$ West 594.35 feet along the West line of said subdivision, also being the centerline of North 30th Street, to a point of curvature; thence along the arc of said curve to the right having a radius of 355.00 feet, through a central angle of $66^{\circ}37'03''$, an arc distance of 412.76 to a point of tangency; thence North $65^{\circ}49'58''$ East 496.30 feet to a point of curvature; thence along the arc of said curve to the left having a radius of 423.24 feet, through a central angle of $36^{\circ}03'41''$, an arc distance of 266.38 feet to a point of tangency; thence North $29^{\circ}46'17''$ East 17.32 feet, more or less, to the North line of said Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ and the terminus of said centerline.

EXCEPT existing road rights-of-way.

Dated:	November 24, 1998
Recorded:	December 31, 1998
Auditor's No.:	9812310051

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: The City of Mount Vernon
Purpose:

To construct, or cause to construct, maintain, replace, reconstruct, and/or remove in and across the said premises, for the purposes of transportation including but not limited to asphalt, curb, gutter, storm drainage and sidewalk facilities, with all appurtenances incident thereto or necessary therewith, in and across the said premises, and the right of ingress and egress to and over said premises at any and all times for the purpose of doing anything necessary, useful or convenient for the enjoyment of the easement hereby granted; and the right of conveyance of said easement and privileges. Unless the City Engineer has granted approval, property owner is prohibited from building improvements in and across said premises. All revenue from the sale of merchantable timber within said easement is to be paid to the Grantor.

Area Affected:

A 60.00 foot wide easement to the City of Mount Vernon for street purposes (North 30th Street) over, under and across a portion of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 9, Township 34 North, Range 4 East, W.M., being 30.00 feet left and 30.00 feet right of the following described centerline:

Area Affected Continued:

Beginning at the Southwest corner of said subdivision (South $\frac{1}{4}$ corner); thence North $0^{\circ}47'05''$ West 594.35 feet along the West line of said subdivision, also being the centerline of North 30th Street, to a point of curvature; thence along the arc of said curve to the right having a radius of 355.00 feet, through a central angle of $66^{\circ}37'03''$, an arc distance of 412.76 to a point of tangency; thence North $65^{\circ}49'58''$ East 496.30 feet to a point of curvature; thence along the arc of said curve to the left having a radius of 423.24 feet, through a central angle of $36^{\circ}03'41''$, an arc distance of 266.38 feet to a point of tangency; thence North $29^{\circ}46'17''$ East 17.32 feet, more or less, to the North line of said Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ and the terminus of said centerline.

EXCEPT existing road rights-of-way.

Dated: November 24, 1998
Recorded: December 31, 1998
Auditor's No.: 9812310052

AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Self-Help Housing, a Washington corporation
And: City of Mount Vernon, a Washington municipal corporation
Dated: February 8, 2000
Recorded: February 14, 2000
Auditor's No.: 200002140087

COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS,
PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE
FACE OF SAID PLAT OR SHORT PLAT:

Plat/Short Plat: Rosewood PUD Phase 2, Division 1
Recorded: December 3, 2003
Auditor's No.: 200312030041

PROTECTIVE COVENANTS, CONDITION AND RESTRICTIONS AND THE TERMS AND
CONDITIONS THEREOF:

By: Self-Help Housing, a Washington Not-For-Profit Corporation
Recorded: May 29, 2002
Auditor's File No.: 200205290098

AMENDED COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN SAID PLAT
AND IN DECLARATION OF PROTECTIVE RESTRICTIONS, AS HERETO ATTACHED

Declaration Dated: --, 2006
Recorded: February 22, 2006
Auditor's No.: 200602220048
Executed By: The Great American Dream, Inc., a Washington corporation; and
Landmark Building and Development, Inc., a Washington
corporation

BY LAWS OF ROSEWOOD HOMEOWNER'S ASSOCIATION, AND THE TERMS AND CONDITIONS THEREOF

Recorded: March 19, 2004
Auditor's File No.: 200403190133

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington Corporation
Purpose: The right to construct, operate, maintain, repair, replace, improve, remove, enlarge, and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity.

Area Affected: Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed 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 5 (five) feet perimeter of the exterior surface of all ground mounted vaults and transformers.

Dated: Not disclosed
Recorded: June 16, 2003
Auditor's No.: 200306160285

END OF EXHIBIT B