

When recorded return to:  
Jocelyn Arteaga  
3019 Arbor Street  
Mount Vernon, WA 98273



201807270159

07/27/2018 03:48 PM Pages: 1 of 8 Fees: \$104.00  
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620035300

CHICAGO TITLE CO.

620035300

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Joshua R. Darden and Courtney M. Malson, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Jocelyn Arteaga, an unmarried person, the following described real estate, situated in the County of Skagit, State of Washington:

Lot 70, Rosewood P.U.D. Phase 2 DIVISION 1, according to the plat thereof, as recorded December 3, 2003, under Auditor's File No. 200312030041, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P121111 / 4827-000-070-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2018 3319  
JUL 27 2018

Amount Paid \$ 5,247.<sup>10</sup>  
Skagit Co. Treasurer  
By *mlm* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: July 18, 2018

  
\_\_\_\_\_  
Joshua R. Darden

  
\_\_\_\_\_  
Courtney M. Malson

State of \_\_\_\_\_  
\_\_\_\_\_ of \_\_\_\_\_

I certify that I know or have satisfactory evidence that

\_\_\_\_\_ 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: \_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

### ACKNOWLEDGMENT

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  
County of San Diego

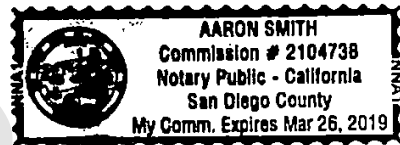
On July 23, 2018 before me, Aaron Smith, Notary Public  
(insert name and title of the officer)

personally appeared Joshua R. Darden and Courtney M. Malson  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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.

Signature  (Seal)



**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 1**  
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 2, Division No. 1**  
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. Terms, conditions, and restrictions of that instrument entitled By-Laws of Rosewood Homeowners' Association;  
 Recorded: March 19, 2004  
 Auditor's No(s): 200403190133, records of Skagit County, Washington
7. 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.

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 Homeowners Association
9. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants 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 applicable law;  
 Recorded: June 23, 1998  
 Auditor's No(s): 9806230104, records of Skagit County, Washington  
 Executed By: Self Help Housing, a Washington non-profit corporation; William Miller, its executive director
10. City, county or local improvement district assessments, if any.

**EXHIBIT "A"**  
Exceptions  
(continued)

11. Liability to future assessments, if any, levied by City of Mount Vernon.
12. Dues, charges and assessments, if any, levied by Rosewood Homeowners Association.