

When recorded return to:
Andrea Widney
3205 Arbor Street
Mount Vernon, WA 98273



201809070107

09/07/2018 03:36 PM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620035276

CHICAGO TITLE
620035276

STATUTORY WARRANTY DEED

THE GRANTOR(S) Benjamin Briner and Jamie Briner, 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 Andrea Widney, an unmarried person

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

Lot 83, PLAT OF ROSEWOOD P.U.D. PHASE 2, DIVISION II, according to the plat recorded
August 17, 2004, under Auditor's File No. 200408170112, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P121927 / 4842-000-083-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20183998

SEP 07 2018

Amount Paid \$ **4720.22**
Skagit Co. Treasurer
By **HB** Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: August 21, 2018

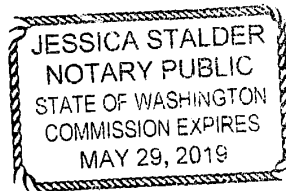
B/B
Benjamin Briner

Jamie Briner
Jamie Briner

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

Benjamin Briner and Jamie Briner
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: 8/28/18

Jessica Stalder
Name: Jessica Stalder
Notary Public in and for the State of WA
Residing at: Wenatchee
My appointment expires: 5/29/19

EXHIBIT "A"**Exceptions**

1. 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: The State of Washington
Recorded: December 18, 1926
Auditor's No.: Volume 142 of Deeds, page 146, records of Skagit County, Washington
Executed By: Puget Mill Company, a corporation
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, 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, 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, it's Executive Director

3. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: December 31, 1998
Auditor's No(s): 9812310051, records of Skagit County, Washington
In favor of: City of Mount Vernon, a municipal corporation of the State of Washington

For: Utility purposes
Affects: Tract K adjacent to 30th Street

4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: August 12, 1999
Auditor's No(s): 199908120018, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: 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

EXHIBIT "A"Exceptions
(continued)

and landscaping which may constitute a danger to said lines
Affects: South 25 feet of common area Tract A

5. Agreement, including the terms and conditions thereof; entered into;
By: Self-Help Housing
And Between: City of Mount Vernon
Recorded: February 8, 2000
Auditor's No.: 200002140087, records of Skagit County, Washington
Providing: Agreement to various terms of platting including but not limited to road improvements, signage, street lighting, etc.

6. 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: May 29, 2002
Auditor's No(s).: 200205290098, records of Skagit County, Washington
Executed By: Self-Help Housing, a Washington non-profit corporation

7. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 16, 2003
Auditor's No(s).: 200306160285, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: utility system for purposes of transmission, distribution and sale of gas and electricity
Affects: All streets and road rights-of-way; a strip of land 10 feet in width across all lots; all areas located within 5 feet perimeter of the exterior surface of all ground mounted vaults and transformers

8. Matters as disclosed and/or delineated on the face of the following plat/subdivision;
Plat/Subdivision Name: Rosewood P.U.D. Phase 2, Division 1
Recorded: December 3, 2003
Auditor's File No.: 200312030041, records of Skagit County, Washington

9. Terms and provisions contained in the Bylaws of Rosewood Homeowner's Association as recorded March 19, 2004, under Auditor's File No. 200403190133, records of Skagit County, Washington.

10. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions,

EXHIBIT "A"Exceptions
(continued)

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 said Rosewood PUD Phase 2, Division II:

Recording No: 200408170112

11. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: February 20, 2006
Auditor's No(s): 200602220048, records of Skagit County, Washington
Imposed By: Great America Dream Inc. and Landmark Building and Development, Inc.
12. 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: February 20, 2006
Auditor's No(s): 200602220048, records of Skagit County, Washington
Executed By: Great America Dream Inc. and Landmark Building and Development, Inc.
13. City, county or local improvement district assessments, if any.
14. Assessments, if any, levied by City of Mount Vernon.
15. Assessments, if any, levied by Rosewood Homeowner's Association.