



201904250038

04/25/2019 11:23 AM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

When recorded return to:
Pedro Aguilar and Alma D Aguilar
3406 Rosewood Street
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620037469

CHICAGO TITLE
020037469

STATUTORY WARRANTY DEED

THE GRANTOR(S) Olatunde Oladimeji, a married man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Pedro Aguilar and Alma D Aguilar, a married couple

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

Lot 102, ROSEWOOD PUD PHASE 2, DIVISION 1, as recorded December 3, 2003 under Auditor's File No. 200312030041, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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

Tax Parcel Number(s): P121127 / 4827-000-102-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20191501
APR 25 2019

Amount Paid \$4,099.⁰⁰
Skagit Co. Treasurer
By *Chdm* Deputy

Statutory Warranty Deed (LPB 10-05)
WA0000816.doc / Updated: 01.11.19

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WA-CT-FNRV-02150.620019-620037469

STATUTORY WARRANTY DEED

(continued)

Dated: April ²² 12, 2019

Olatunde Oladimeji
Olatunde Oladimeji

State of AlaCounty of Autauga

I certify that I know or have satisfactory evidence that

Olatunde Oladimeji
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: 4/22/19

Name: _____

Notary Public in, and for the State of AlaResiding at: 1463 Kismet Hill Court, AlaMy appointment expires: 1/5/22

EXHIBIT "A"

Exceptions

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: Puget Mill Company, a corporation
 Recorded: December 18, 1926
 Recording in: Volume 142 of Deeds, page 146

No determination has been made as to the current ownership or other matters affecting said reservations.

2. Covenants, conditions, restrictions and easements 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 in the document

Recording Date: June 23, 1998
 Recording No.: 9806230104

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as disclosed in a document:

For: Utility purposes
 Recording Date: December 31, 1998
 Recording No.: 9812310051

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
 Purpose: Underground communication cables, communications facilities and equipment
 Recording Date: August 12, 1999
 Recording No.: 199908120018
 Affects: South 25 feet of common area

5. Construction Agreement and the terms and conditions thereof:

Executed by: Self Help Housing and City of Mount Vernon
 Recording Date: February 14, 2000
 Recording No.: 200002140087

6. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any,

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

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 in the document

Recording Date: May 29, 2002
Recording No.: 200205290098

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 22, 2006
Recording No.: 200602220048

7. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: March 19, 2004
Recording No.: 200403190133

8. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth above:

Imposed by: Rosewood Homeowner's Association

9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Underground communication cable, communications facilities and equipment
Recording Date: June 16, 2003
Recording No.: 200306160285

10. 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

EXHIBIT "A"Exceptions
(continued)

Phase 2, Division 1:

Recording No: 200312030041

11. Agreement and the terms and conditions thereof:

Executed by: The Great American Dream, Inc., Landmark Building and
Development, Inc
Recording Date: October 19, 2005
Recording No.: 200510190065

12. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

13. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
14. City, county or local Improvement district assessments, if any.
15. Assessments, if any, levied by City of Mount Vernon.
16. Assessments, if any, levied by Rosewood Homeowners Association.