



201906180084

06/18/2019 03:29 PM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

When recorded return to:

Brittany Bates and Jason Gregory Bates
3417 Rosewood Street
Mount Vernon, WA 98273

STATUTORY WARRANTY DEED

19-2394
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Jordan M. Davis and Jessica R. Davis, husband and wife, 4511 Guemes View, Anacortes, WA 98221,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Brittany Bates and Jason Gregory Bates, ^{a married couple} wife and husband

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1: Lot 111, Rosewood PUD Phase 2, Division No. 1

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P121136 & 4827-000-111-0000

Dated: 6-18-19

Jordan M. Davis

Jessica R. Davis

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20192420

JUN 18 2019

Amount Paid \$ 5256.00

Skagit Co. Treasurer

By 81 Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 19-2394-KH

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Jordan M. Davis and Jessica R. Davis is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 18th day of June, 2019

Eleanor Romero
Signature

Notary
Title

My appointment expires: 6-23-21

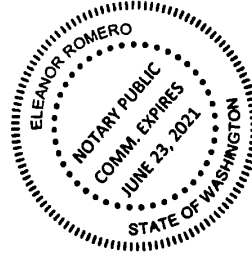


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 3417 Rosewood Street, Mount Vernon, WA 98273
Tax Parcel Number(s): P121136 & 4827-000-111-0000

Property Description:

Lot 111, Plat of "Rosewood PUD Phase 2, Division 1", as recorded December 3, 2003 under Auditor's File No. 200312030041, records of Skagit County, Washington.

Situate in Skagit County, Washington.

Statutory Warranty Deed
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EXHIBIT B

19-2394-KH

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
3. (A) Unpatented mining claims.
(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.
(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.
(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.
5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)
6. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)
7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)
8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)
9. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)

10. RESERVATIONS CONTAINED IN DEED

Executed by: Puget Mill Company, a Corporation
Recorded: December 18, 1926
Auditor's No: Volume 142 of Deeds, Page 146
As Follows:

Statutory Warranty Deed
LPB 10-05

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"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."

11. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Self Help Housing, a Washington Non-Profit Corporation; William Miller, it's Executive Director, recorded June 23, 1998 as Auditor's File No. 9806230104.

12. Easement, affecting a portion of subject property for the purpose of Utility purposes including terms and provisions thereof granted to City of Mount Vernon, a Municipal Corporation of the State of Washington recorded December 31, 1998 as Auditor's File No. 9812310051

13. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded August 12, 1999, as Auditor's File No. 199908120018.

14. Agreement, affecting subject property, regarding Agreement as to various terms of platting including but not limited to road improvements, signage, street lighting, etc. and the terms and provisions thereof between Self-Help Housing and City of Mount Vernon, recorded February 14, 2000 as Auditor's File No. 200002140087.

15. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Self-Help Housing, a Washington Non-Profit Corporation, recorded May 29, 2002 as Auditor's File No. 200205290098.

Above covenants, conditions and restrictions were amended and recorded February 22, 2006 as Auditor's File No. 200602220048.

16. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded June 16, 2003, as Auditor's File No. 200306160285.

17. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Rosewood P.U.D. Phase 2, Division 1 recorded December 3, 2003 as Auditor's File No. 200312030041.

18. Terms and Provision contained in the Bylaws of Rosewood Homeowner's Association as recorded March 19, 2004 under Auditor's File No. 200403190133.

19. Title notification that the subject property is adjacent to property designated Natural Resource lands by Skagit county executed by Jordan David and Jessica Davis dated February 17, 2017, recorded March 31, 2017 as Auditor's File No. 201703310074. Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.