

When recorded return to:

Joshua Johnson
3210 Arbor Street
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2019-3251

Aug 01 2019

Amount Paid \$5158.50

Skagit County Treasurer
By Marilyn Martich Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620038926

CHICAGO TITLE
620038926

STATUTORY WARRANTY DEED

THE GRANTOR(S) Julie A. Swick-Lafave and Franklin L. Lafave, wife and husband

"for and in consideration of an IRC Section 1031 Tax Deferred Exchange"
in hand paid, conveys, and warrants to Joshua Johnson, a single man

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

Lot 114, Plat of "ROSEWOOD P.U.D., PHASE 2, DIVISION II", recorded August 17, 2004, under
Skagit County 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): P121943 / 4842-000-114-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 26, 2019

Julie A. Swick-Lafave
Julie A. Swick-Lafave

Franklin L. Lafave
Franklin L. Lafave

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Julie A. Swick-Lafave and Franklin L. Lafave are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 31 2019

Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2023

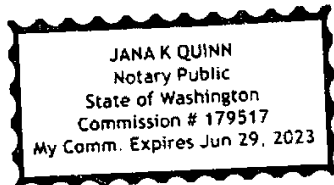


EXHIBIT "A"

Exceptions

1. 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

2. 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

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

4. 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.

5. 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

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

Executed By: Self-Help Housing, a Washington non-profit corporation

6. 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
7. 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
8. 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.
9. 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 said Rosewood PUD Phase 2, Division II:
- Recording No: 200408170112
10. 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.

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

11. 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.

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 Homeowner's Association.