

When recorded return to:
Amerita R. Fleck
3015 Arbor Street
Mount Vernon, WA 98273



201908050135

08/05/2019 03:33 PM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Escrow No.: 620038660

CHICAGO TITLE
620038660

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brian McKeon, a married person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Amerita R. Fleck, a single woman and Jean M. Sursely, a single woman

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

Lot 69, ROSEWOOD PUD PHASE 2, DIVISION 1, 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): P121110 / 4827-000-069-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019. 3293
AUG 05 2019


Amount Paid \$ 5,505.20
Skagit Co. Treasurer
By *mm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 25, 2019


Brian McKeonState of Virginia
County Norfolk City of Norfolk City

I certify that I know or have satisfactory evidence that

Brian McKeon
(s)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: July 30, 2019
Name: Crystal Hoffer 7049811
Notary Public in and for the State of Virginia
Residing at: Chesapeake VA
My appointment expires: 9-30-2021

Crystal Hoffer
Notary Public
Commission No. 7049811
Commonwealth of Virginia
My Commission expires September 30, 2021




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

Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.

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
 Affects: Tract K adjacent to 30th Street

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 and associated communications facilities and equipment
 Recording Date: August 12, 1999
 Recording No.: 199908120018
 Affects: South 25 feet of common area Tract A

5. Construction Agreement

Executed by: Self Help Housing and City of Mount Vernon

EXHIBIT "A"

Exceptions
(continued)

Recording Date: February 14, 2000
Recording No.: 200002140087

6. 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, 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. 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 and associated communications facilities and equipment
Recording Date: June 16, 2003
Recording No.: 200306160285
Affects:

Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed 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. 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

9. 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 below:

Imposed by: Rosewood Homeowner's Association
Recording Date: March 19, 2004
Recording No.: 200403190133

Amended by instrument(s):

Recording Date: February 22, 2006
Recording No: 200602220048

10. Agreement;
Executed by: The Great American Dream, Inc., Landmark Building and
Development, Inc
Recording Date: October 19, 2005
Recording No.: 200510190065
11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.