

**When recorded return to:**  
Carlos Serrano Castro, Jr.  
402 Harvest Edge Place  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2019-3721  
Aug 29 2019  
Amount Paid \$5078.00  
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.: 620038653

**CHICAGO TITLE**  
620038653

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael N. Roozen and Anita H. Roozen, 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 Carlos Serrano Castro, Jr., an unmarried man and Rachel Burr, an unmarried woman

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

LOT 16, "PLAT OF HARVEST EDGE", AS RECORDED MARCH 17, 2006. UNDER AUDITOR'S FILE NO. 200603170131, 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): P124205 / 4885-000-016-0000

Subject to:

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

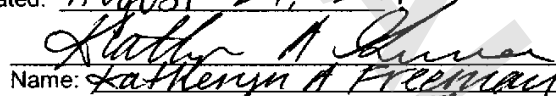
**STATUTORY WARRANTY DEED**  
(continued)

Dated: August 23, 2019

  
Michael N. Roozen  
  
Anita H. Roozen

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Michael N. Roozen and Anita H. Roozen 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: August 27, 2019  
  
Name: Kathryn A. Freeman  
Notary Public in and for the State of WA  
Residing at: Snohomish Co.  
My appointment expires: 9-01-2022

Notary Public  
State of Washington  
Kathryn A Freeman  
Commission No. 149913  
My Commission Expires 09-01-2022

**EXHIBIT "A"**  
Exceptions

1. 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: January 3, 2005  
Recording No.: 200501030073  
Affects: West View East
2. 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 PLAT OF WEST VIEW EAST:  
  
Recording No.: 200501030074  
Affects: Tract access
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Puget Sound Energy, Inc. a Washington Corporation  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: January 3, 2005  
Recording No.: 200501030073
4. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: October 24, 1972  
Auditor's No(s).: 775757, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc.  
For: Electric transmission and/or distribution line, together with necessary appurtenances
5. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: December 7, 1972  
Auditor's No(s).: 777919, records of Skagit County, Washington  
In favor of: Cascade Natural Gas Co.  
For: pipeline of pipelines for the transportation of oil, gas and the products thereof

**EXHIBIT "A"**

Exceptions  
(continued)

6. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: April 18, 2005  
Auditor's No(s).: 200504180199, records of Skagit County, Washington  
In favor of: Paul D. Ericson and Marian K. Ericson, husband and wife  
For: 30 foot wide public and private utility easement
7. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: April 18, 2005  
Auditor's No.: 200504180235, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc.  
For: Underground electric system, together with necessary appurtenances
8. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: February 1, 2006  
Auditor's No(s).: 200602010059, records of Skagit County, Washington  
In favor of: Public Utility District No. 1 of Skagit County  
For: pipe or pipes, line or lines or related facilities along with necessary appurtenances for the transportation and control of water and electronic information
9. Terms, covenants, conditions, easements, and restrictions And liability for assessments contained in Declaration of Condominium, but omitting any covenant 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 law;  
Recorded: March 17, 2006  
Auditor's No.: 200603170130, records of Skagit County, Washington
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 **PLAT OF HARVEST EDGE**:  
  
Recording No: 200603170131
11. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: July 20, 2006  
Auditor's No(s).: 20060720061, records of Skagit County, Washington  
In favor of: Comcast of Washington IV, Inc  
For: broadband communication systems
12. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

**EXHIBIT "A"**

Exceptions  
(continued)

13. Assessments, if any, levied by Harvest Edge Community Association.
14. City, county or local improvement district assessments, if any.
15. Assessments, if any, levied by Burlington.