

When recorded return to:
Adam Carleton Chittick and Hailey Diane Chittick
20227 77th Ave NE O 102
Arlington, WA 98223

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2019-5115
Nov 22 2019

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Amount Paid \$5434.00
Skagit County Treasurer
By Marissa Guerrero Deputy

CHICAGO TITLE
500092667

Escrow No.: 500092667

STATUTORY WARRANTY DEED

THE GRANTOR(S) Surachai Teachaarakasem and Thanisara Tantraporn, 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 Adam Carleton Chittick and Hailey Diane Chittick, a married couple

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

Lot 38, Plat of "Rosewood PUD Phase 2, Division 1", as recorded December 3, 2003 under Auditor's File No. 200312030041, records of Skagit County, Washington.

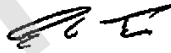
Situate in the County of Skagit, State of Washington.


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

Tax Parcel Number(s): P121104 / 4827-000-038-0000

STATUTORY WARRANTY DEED
(continued)

Dated: November 20, 2019



Surachai Teachaakarakasem



Thanisara Tantrapom

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Surachai Teachaakarakasem and Thanisara Tantrapom 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: November 21, 2019





Name: Heather Baldetta
Notary Public in and for the State of Washington
Residing at: Bellingham
My appointment expires: MARCH 11, 2023

Exhibit B

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
 Recording Date: December 18, 1926
 Recording No.: Volume 142 of Deeds, page 146

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

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

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

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

Granted to: City of Mount Vernon, a municipal corporation of the State of Washington
 Purpose: Street purposes
 Recording Date: December 31, 1998
 Recording No.: 9812310052

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

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

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.: 200205290088

Modification(s) of said covenants, conditions and restrictions

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

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

Exhibit B

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 ROSEWOOD P.U.D., PHASE 1:

Recording No: 200002140086

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 Phase 2, Division 1:

Recording No: 200312030041

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

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."