

When recorded return to:
Mario Morales Mendez and Laura Lopez
3100 Rosewood Street
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-685
Feb 25 2020
Amount Paid \$4885.00
Skagit County Treasurer
By Bridget Ibarra Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620040822

Escrow No.: 620040822

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jose O. Orozco-Cecena who acquired title as a single man and Perla Orozco, 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 Mario Morales Mendez and Laura Lopez, husband and wife

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

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

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

Lot(s): LOT 12 ROSEWOOD PUD PH. 1

Tax Parcel Number(s): P116458/ 4745-000-012-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: February 11, 2020

Jose Orozco
Jose Orozco

Perla Judith Orozco
Perla Judith Orozco

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Jose Orozco and Perla Judith Orozco
is/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: February 12, 2020

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

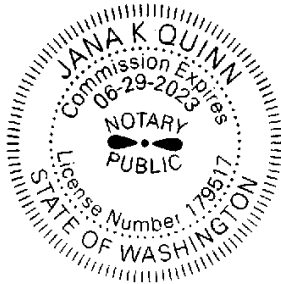


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P116458/ 4745-000-012-0000

Lot 12, Rosewood P.U.D. Phase I, recorded February 14, 2000 under Skagit County Recording No. 200002140086, records of Skagit County, Washington.

Situate in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. **A. 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:

"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 maybe 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."

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 Rosewood P.U.D. Phase I:

Recording No: 200002140086

3. **PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN.**
 Dated: June 1, 1998
 Recorded: June 23, 1998
 Auditor's No: 9806230104
 Executed by: Self Help Housing, a Washington Non-Profit Corporation

4. **EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: City of Mount Vernon, a Municipal Corporation of the State of Washington
 Dated: November 24, 1998
 Recorded: December 31, 1998
 Auditor's No: 9812310051
 Purpose: Utilities

5. **EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: City of Mount Vernon, a Municipal Corporation of the State of Washington
 Dated: November 24, 1998
 Recorded: December 31, 1998

EXHIBIT "B"Exceptions
(continued)

Auditor's No: 9812310052
Purpose: Street purposes (North 30th Street)

6. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Dated: July 14, 1999
Recorded: August 12, 1999
Auditor's No: 199908120018
Purpose: 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
Area Affected: South 25 feet of subject property

7. PROVISIONS IN THE NATURE OF A COVENANT CONTAINED IN DEED:

Dated: November 19, 1998
Recorded: December 4, 1998
Auditor's No.: 9812040022
As Follows: This boundary line adjustment is not for the purpose of creating an additional building lot

8. PROVISIONS IN THE NATURE OF A COVENANT CONTAINED IN DEED:

Dated: December 2, 1998
Recorded: December 4, 1998
Auditor's No.: 9812040021
As Follows: This boundary line adjustment does not create additional building lots

9. Covenants, conditions, and restrictions contained in declaration(s) of restriction, 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: May 29, 2002
Auditor's No(s): 200205290098, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: February 22, 2006
Auditor's No(s): 200602220048, records of Skagit County, Washington

10. Agreement, including the terms and conditions thereof; entered into;

By: Self Help Housing
And Between: City of Mount Vernon
Recorded: February 14, 2000

EXHIBIT "B"
Exceptions
(continued)

Auditor's No. 200002140087, records of Skagit County, Washington
Providing: Construction Agreement

11. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: February 22, 2006
Auditor's No(s): 200602220048, records of Skagit County, Washington
Imposed By: Rosewood Homeowners Association
12. 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: Electric transmission and/or distribution line, together with necessary appurtenances
13. Exception appearing on various instruments, as follows:

Subject, However, to all outstanding covenants, conditions, restrictions, reservations, liens, encumbrances, easements, rights of way, leases, mineral, oil, gas and geothermal rights (with or without the right of surface entry), timber rights, water rights, judgments, pending court proceedings, probate proceedings and agreements which limit the title to the property.
14. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
15. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2019
Tax Account No.: P116458/ 4745-000-012-0000
Levy Code: 0930
Assessed Value-Land: \$72,600.00
Assessed Value-Improvements: \$151,800.00

General and Special Taxes:
Billed: \$2,569.31
Paid: \$2,569.31
Unpaid: \$0.00
16. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2020.
17. Liability to future assessments, if any, levied by the City of Mount Vernon.

EXHIBIT "B"

Exceptions
(continued)

18. Dues, Charges and Assessments, if any, levied by Rosewood Homeowners Association.
19. City, county or local improvement district assessments, if any.