

When recorded return to:
Matthew C. Briones and Shirley A. Briones
3108 Rosewood Street
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1059

Mar 23 2020

Amount Paid \$5381.00
Skagit County Treasurer
By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620041313

CHICAGO TITLE
620041313

STATUTORY WARRANTY DEED

THE GRANTOR(S) Danielle L. Felzer and Jeffrey D. Felzer, Wife and Husband

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Matthew C. Briones and Shirley A. Briones, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 13, ROSEW000 P. U. D., PHASE 1, ACCORDING TO THE PLAT THEREOF, RECORDED FEBRUARY 14, 2000, UNDER AUDITOR'S FILE NO. 200002140086, 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): P116459 / 4745-000-013-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: March 19, 2020

Danielle L. Felzer
Danielle L. Felzer

Jeffrey D. Felzer
Jeffrey D. Felzer

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Danielle L. Felzer and Jeffrey D. Felzer 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: March 20, 2020

Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 10/27/2022

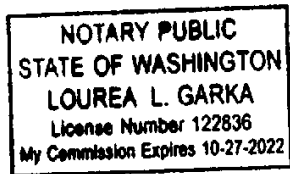


EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 1:

Recording No: 200002140086

2. 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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

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

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

4. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

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

5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

6. Assessments, if any, levied by Rosewood Homeowners Association..

7. Assessments, if any, levied by the City of Mount Vernon.