

When recorded return to:
Dominick Phillips and Sandra Queen
3218 Arbor Street
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1553

May 04 2020

Amount Paid \$5685.00
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

CHICAGO TITLE
620042157

Escrow No.: 620042157

STATUTORY WARRANTY DEED

THE GRANTOR(S) Muhammed Jagne, a married man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Sandra D Queen and Dominick E Phillips, wife and husband

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

Lot 97, "Rosewood P.U.D., Phase 2, Division II," recorded August 17, 2004, under Skagit County
Auditor's File No. 200408170112, 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): P121941/ 4842-000-097-0000

Subject to:

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

STATUTORY WARRANTY DEED (continued)

Dated: April 28, 2020

[Signature]
Muhammed Jagne

[Signature]
Sira Jagne ~~SIRA SAINÉ~~
S.S. 4/30/20
M.J.
JH 0430.000

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Muhammed Jagne and Sira ~~Jagne~~ ^{Saine} are the persons who appeared before me, and said person 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: 04.30.2020

[Signature]
Name: Alysia Hudson
Notary Public in and for the State of WASHINGTON
Residing at: Arlington
My appointment expires: 03.01.2024

<p>NOTARY PUBLIC STATE OF WASHINGTON ALYSIA HUDSON License Number 183699 My Commission Expires 03-01-2024</p>

EXHIBIT "A"
Exceptions

1. Reservations and recitals contained in the Deed as set forth below:

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.

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, 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: June 23, 1998
Recording No.: 9806230104

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

Granted to: City of Mount Vernon
Purpose: Utility purposes
Recording Date: December 31, 1998
Recording No.: 9812310051

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: Electric transmission and/or distribution line
Recording Date: August 12, 1998
Recording No.: 199808120018

5. Agreement and the terms and conditions thereof:

Executed by: City of Mount Vernon
Recording Date: February 14, 2000
Recording No.: 200002140087

6. 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, 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

EXHIBIT "A"**Exceptions
(continued)**

permitted by applicable law, as set forth in the document

Recording Date: May 29, 2002
Recording No.: 200205290098

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

Granted to: Puget Sound Energy, Inc.
Purpose: Utility system
Recording Date: June 16, 2003
Recording No.: 200306160285

8. 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 PUD Phase 2, Division 1:

Recording No: 200312030041

9. Provisions contained in the articles of incorporation and bylaws of Rosewood Homeowners Association, including any liability to assessment lien.

Recording No.: 200403190133

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 **Rosewood PUD Phase 2, Division II:**

Recording No: 200408170112

11. 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, 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

EXHIBIT "A"Exceptions
(continued)

Recording Date: February 20, 2006
Recording No.: 200602220048

12. Liens and charges as set forth in the above mentioned declaration,
Payable to: Rosewood Homeowners Association
13. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
14. City, county or local improvement district assessments, if any.
15. Assessments, if any, levied by City of Mount Vernon.
16. Dues, charges and assessments, if any, levied by Rosewood Homeowners Association.
17. 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."