

**When recorded return to:**

Korry Fuller  
2611 Arbor Street  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2490

Jul 08 2020

Amount Paid \$5357.00

Skagit County Treasurer  
By Heather Beauvais Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620043013

**CHICAGO TITLE**

620043013

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Cory Gebhardt, a married person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Korry Fuller, an unmarried person

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

Lot 3, "ROSEWOOD P.U.D. PHASE 1," as per plat recorded on February 14, 2000, under  
Auditor's File No. 200002140086, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

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

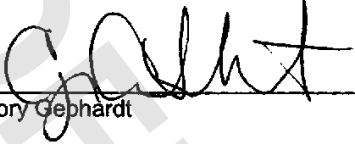
Tax Parcel Number(s): P116449 / 4745-000-003-0000

Subject to:

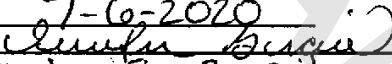
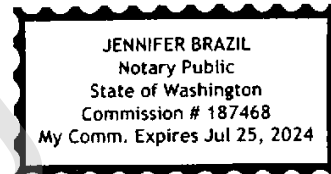
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**STATUTORY WARRANTY DEED**  
(continued)

Dated: July 2, 2020

  
Cory Gebhardt  
Marissa GebhardtState of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Cory Gebhardt and Marissa Gebhardt 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: 7-6-2020  
  
Name: Jennifer Brazil  
Notary Public in and for the State of WA  
Residing at: Skagit County  
My appointment expires: 7-25-2024

**EXHIBIT "A"**  
Exceptions

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

Executed by: Puget Mill Company, a Corporation  
Recorded: December 18, 1926  
Auditor's 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, 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. 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

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

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

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

Granted to: The City of Mount Vernon  
Purpose: Street  
Recording Date: December 31, 1998  
Recording No.: 9812310052

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

6. 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 and right to enter for maintenance, etc.  
 Recording Date: August 12, 1999  
 Recording No.: 199908120018
7. Reservations and recitals contained in the Deed(s) as set forth below:
- Recording Date: December 4, 1998  
 Recording No.: 9812040021  
 Recording No.: 9812040022
8. 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: May 29, 2002  
 Recording No.: 200205290098
- Modification(s) of said covenants, conditions and restrictions
- Recording Date: February 22, 2006  
 Recording No.: 200602220048
9. Liens and charges as set forth in the above mentioned declaration,
- Payable to: Rosewood Homeowners Association
10. Agreement and the terms and conditions thereof:
- Executed by: The City of Mount Vernon and Self Help Housing  
 Recording Date: February 14, 2000  
 Recording No.: 200002140087
11. 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

## EXHIBIT "A"

### Exceptions (continued)

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."

12. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
13. 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:	2020
Tax Account No.:	P116449 / 4745-000-003-0000
Levy Code:	0930
Assessed Value-Land:	\$83,800.00
Assessed Value-Improvements:	\$163,800.00
General and Special Taxes:	
Billed:	\$3,213.23
Paid:	\$1,606.64
Unpaid:	\$1,606.59
14. City, county or local improvement district assessments, if any.
15. Assessments, if any, levied by the City of Mount Vernon.
16. Dues, Charges and Assessments, if any, levied by Rosewood Homeowners Association.