

**When recorded return to:**  
Brady W. Lehman  
3106 Briarwood Circle  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4637

Nov 03 2020

Amount Paid \$5589.00

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.: 620044796

**CHICAGO TITLE**  
620044796

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Ramjanaki Aawash LLC, A Washington Limited Liability Company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Brady W. Lehman, an unmarried person and Marina Ivy Fox,  
an unmarried person

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

Lot 148, "Rosewood P.U.D. Phase 2, Division 3", recorded May 16, 2005, under Skagit County  
Auditor's File No. 200505160223, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P122866 / 4856-000-148-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: October 10, 2020

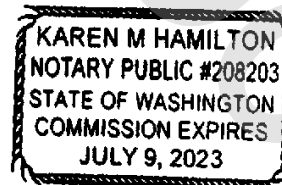
Ramjanaki Aawash LLC

BY: Binay Kumar Shah  
Binay Kumar Shah (R)  
MemberBY: Tara Kumari Shah  
Tara Kumari Shah  
MemberState of WA  
County of King

I certify that I know or have satisfactory evidence that Binay Kumar Shah and Tara Kumari Shah is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the members of Ramjanaki Aawash LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 10/19/2020

Karen M. Hamilton  
Name: Karen M. Hamilton  
Notary Public in and for the State of WA  
Residing at: Sumnerish  
My appointment expires: July 9, 2023



**EXHIBIT "A"****Exceptions**

1. 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 I:

Recording No: 200002140086

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 PUD PHASE II:

Recording No: 200312030041

3. 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

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

4. Agreement, including the terms and conditions thereof; entered into;  
 By: Self Help Housing  
 And Between: City of Mount Vernon  
 Recorded: February 14, 2000  
 Auditor's No.: 200002140087, records of Skagit County, Washington  
 Providing: Construction Agreement
  
5. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;  
**Together With** the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed  
 From: Puget Mill Company, a corporation  
 Recorded: December 18, 1926  
 Auditor's No.: Volume 142 of Deeds, page 146, records of Skagit County, Washington
  
6. Easement, including the terms and conditions thereof, granted by instrument;  
 Recorded:  
 Auditor's No.: 200306160285, records of Skagit County, Washington  
 In favor of: Puget Sound Power & Light Company  
 For: Underground electric system, together with necessary appurtenances  
 Affects:  
  
Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void.)  
  
Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.  
  
Easement No. 3: All areas located within a (five) feet perimeter of the exterior surface of all ground mounted vaults and transformer.
  
7. Terms, conditions, and restrictions of that instrument entitled Bylaws of Rosewood Homeowners Association;  
 Recorded: March 19, 2004  
 Auditor's No(s): 200403190133, records of Skagit County, Washington

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

8. 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 Homeowner's Association
9. 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 II DIV III:
- Recording No: 200505160223
10. 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.:             | P122866 / 4856-000-148-0000 |
| Levy Code:                   | 0930                        |
| Assessed Value-Land:         | \$81,400.00                 |
| Assessed Value-Improvements: | \$166,500.00                |
| General and Special Taxes:   |                             |
| Billed:                      | \$3,217.10                  |
| Paid:                        | \$1,608.60                  |
| Unpaid:                      | \$1,608.50                  |
11. City, county or local improvement district assessments, if any.
12. Assessments, if any, levied by City of Mount Vernon.
13. Assessments, if any, levied by Rosewood Homeowner's Association.