

When recorded return to:
Diane M Walter-Duim
3408 Rosewood Street
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-4834
Nov 13 2020
Amount Paid \$5045.00
Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

CHICAGO TITLE COMPANY
620044994

Escrow No.: 245433115

STATUTORY WARRANTY DEED

THE GRANTOR(S) Carlos Lopez, a married man as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to Diane M Walter-Duim, an unmarried person

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

Lot 101, Rosewood P.U.D. Phase 2, Division 1, as per Plat Recorded On December 3, 2003, under Auditor's File No. 200312030041, records of Skagit County, Washington.

Situate in County of Skagit, State of Washington.

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

Tax Parcel Number(s): P121126, 4827-000-101-0000

STATUTORY WARRANTY DEED
(continued)

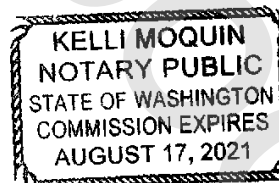
Dated: November 4, 2020

Carlos Lopez by Vanessa Lopez, his attorney in fact
Carlos Lopez by Vanessa Lopez, his
attorney in fact

Vanessa Lopez O.
Vanessa Lopez

State of WASHINGTON
County of ~~SKAGOT~~ Whatcom

I certify that I know or have satisfactory evidence that ~~Carlos Lopez~~ and Vanessa Lopez 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: 11/06/2020Name: Kelli MoquinNotary Public in and for the State of WashingtonResiding at: 0811712021My appointment expires: 0811712021

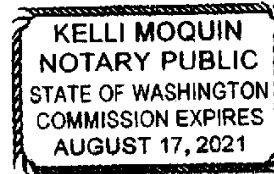
JURAT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:
Statutory Warranty Deed

State of Washington
County of Whatcom

I certify that I know or have satisfactory evidence that Vanessa Lopez is the person who appeared before me, and said person acknowledged that he/she signed this instrument as Attorney in Fact for Carlos Lopez and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 11/06/2020

Name: Kelli Moquin
Notary Public in and for the State of WA
Residing at: Blaine
My appointment expires: 8/17/2021



SPECIAL EXCEPTIONS:

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

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 1:

Recording No: 200002140086

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 No. 1:

Recording No: 200312030041

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, 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 in the document

Recording Date: May 29, 2002

Recording No: 200205290098

Amended Declaration of Protective Covenants, Conditions and Restrictions for Rosewood P.U.D.:

Recording Date: February 22, 2006

Recording No.: 200602220048

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

Recorded: May 29, 2002
Auditor's File No.: 200205290098

and in

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

Imposed By: Rosewood Homeowners Association

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

By: Self Help Housing
And Between: City of Mount Vernon
Recording Date: February 14, 2000
Recording No.: 200002140087

Terms, conditions, and restrictions of that instrument entitled By-Laws of Rosewood Homeowners' Association;

Recorded: March 19, 2004
Auditor's No(s): 200403190133, records of Skagit County, Washington

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.

Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants 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 applicable law;

Recorded: June 23, 1998

Auditor's No.: 9806230104, records of Skagit County, Washington

Executed By: Self Help Housing, a Washington non-profit corporation; William Miller, its executive director

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."

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