

When recorded return to:
Julian K. Johnston
3402 Rosewood Street
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4886

Nov 17 2020

Amount Paid \$5061.00
Skagit County Treasurer
By Marissa Guerrero Deputy

STATUTORY WARRANTY DEED

Order No.: 20-6220WA
Title Order No.: 20-6220WA

GNW 20-8038

THE GRANTOR(S)

George D. Ogden and Shirley A. Ogden, husband and wife

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys, and warrants to

Julian K. Johnston, an unmarried person

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

**See Exhibit A attached hereto and by this reference incorporated herein and made a part
hereof.**

Abbreviated Legal: Lot 103, Rosewood PUD PH 2 Div 1

Tax Parcel Number(s): 48270001030000 / P121128

SUBJECT TO ALL THOSE EASEMENTS, COVENANTS AND RESTRICTIONS LISTED IN SCHEDULE A, ATTACHED HERETO AND INCORPORATED HEREIN:

10. RESERVATIONS CONTAINED IN DEED Executed by: Puget Mill Company, a Corporation Recorded: December 18, 1926 Auditor's No: Volume 142 of Deeds, Page 146 As Follows: "The party of the first part hereby reserves unto itself and unto its successors and assigns, the full, complete and absolute right to all oils, gases, coal, minerals, metals and fossils of every name and nature which may be in or upon said land or any part thereof, with the right of entry upon said land to prospect and explore for oils, gases, coal, minerals, metals and fossils of every name and nature, however, said party of the second part, its successors and assigns, shall be reasonably compensated for all damages done to the surface and soil of said land and the improvements thereon in carrying on any such operation."

11. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN: Dated: June 1, 1998 Recorded: June 23, 1998 Auditor's No: 9806230104 Executed by: Self Help Housing, a Washington Non-Profit Corporation; William Miller, it's Executive Director

12. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF: Grantee: City of Mount Vernon, a Municipal Corporation of the State of Washington Dated: November 24, 1998 Recorded: December 31, 1998 Auditor's No: 9812310051 Purpose: Utility purposes Area Affected: Tract K adjacent to 30th Street

13. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF: Grantee: Puget Sound Power & Light Company Dated: July 14, 1999 Recorded: August 12, 1999 Auditor's No: 199908120018 Purpose: Right to enter said premises to operate, maintain, and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines Area Affected: South 25 feet of common area Tract A

14. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF: Between: Self-Help Housing And: City of Mount Vernon Dated: February 8, 2000 Recorded: February 14, 2000 Auditor's No: 200002140087 Regarding: Agreement as to various terms of platting including but not limited to road improvements, signage, street lighting, etc.

15. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN: Dated: May 28, 2002 Recorded: May 29, 2002 Auditor's No: 200205290098 Executed by: Self-Help Housing, a Washington Non-Profit Corporation ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS: Declaration Dated: February 17, 2006 Recorded: February 22, 2006 Auditor's No.: 200602220048

16. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF: Grantee: Puget Sound Energy, Inc. Dated: June 11, 2003 Recorded: June 16, 2003 Auditor's No: 200306160285 Purpose: "... utility systems for purposes of transmission, distribution and sale of gas and electricity. . . ." Area Affected: All streets and road rights-of-way; a strip of land 10 feet in width across all lots; all areas located within 5 (five) feet perimeter of the exterior surface of all ground mounted vaults and transformers.

17. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:
Plat/Subdivision Name: Rosewood P.U.D. Phase 2, Division 1 Recorded: December 3, 2003 Auditor's No: 200312030041

18. Terms and Provision contained in the Bylaws of Rosewood Homeowner's Association as recorded March 19, 2004 under Auditor's File No. 200403190133. Above covenants, conditions and restrictions were amended and recorded February 22, 2006 as Auditor's File No. 200602220048.

19. Party Wall Agreement, affecting subject property, and the terms and provisions thereof between The Great American Dream, Inc. and Landmark Building & Development, Inc., recorded October 19, 2005 as Auditor's File No. 200510190065.

20. Any tax, fee, assessments or charges as may be levied by Rosewood Homeowners Association.

21. Municipal assessments, if any, levied by the City of Mount Vernon. This Company suggests that inquiry be made to the City of Mount Vernon for current assessment status.

Dated: 11/13/2020
George D. Ogden by
Shirley A. Ogden attorney in fact
 George D. Ogden by Shirley A. Ogden, attorney in fact
Shirley A. Ogden
 Shirley A. Ogden

State of Washington
 County of Snohomish

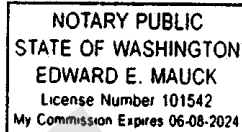
On this 13 day of November, 2020, before me personally appeared Shirley A Ogden. I certify that I know or have satisfactory evidence that he/she is the individual described in and who executed the foregoing instrument as Attorney-in-Fact for George D Ogden and acknowledged that he/she signed and sealed the same as his/her free and voluntary act and deed for said principal for the uses and purposes therein mentioned and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living.

Dated 11-13-2020

[Signature]

Notary Public in and for the State of Washington

Residing at: Snohomish
 Appointment Expiration: 06-08-2024



State of Washington
 County of Snohomish

I certify that I know or have satisfactory evidence that Shirley A. Ogden, is the person(s) who appeared before me and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act and deed for the uses and purposes mentioned herein.

Dated 11-13-2020

[Signature]

Notary Public in and for the State of Washington

Residing at: Snohomish
 Appointment Expiration: 06-08-2024

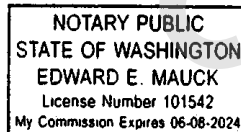


EXHIBIT A
Legal Description

The Land referred to herein below is situated in the County of Skagit, State of Washington, and is described as follows:

Lot 103, Plat of "ROSEWOOD PUD PHASE 2, DIVISION 1" as recorded December 3, 2003 under Auditor's File No. 200312030041, records of Skagit County, Washington.