

FILED FOR RECORD AT REQUEST OF:

ELDER LAW OFFICES OF
MEYERS, NEUBECK & HULFORD, P.S.
2828 Northwest Avenue
Bellingham, WA 98225

WHEN RECORDED RETURN TO:

DOUGLAS J. ROSETTA
4624 Parkview Lane
Mount Vernon, WA 98274

QUIT CLAIM DEED

THE GRANTOR, DOUGLAS J. ROSETTA as Trustee of the DOUGLAS J. ROSETTA TRUST, dated April 26, 2001, for no consideration, conveys and quit claims to **GRANTEE**, DOUGLAS J. ROSETTA, a married man, as his separate property, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein:

REFERENCE NUMBERS: 201909180056

PARCEL NUMBER: P127044

LEGAL DESCRIPTION:

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Bridget Ibarra
Affidavit No. 2020-5075
Date 11/25/2020

LOTS 131 AND 131A, REPLAT OF LOT 131 OF EAGLEMONT, PHASE 1BA
DIVISION 3, ACCORDING TO THE PLAT THEREOF RECORDED
DECEMBER 18, 2007, UNDER AUDITOR'S FILE NO. 200712180117,
RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SUBJECT TO:

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

Dated this 18th day of November, 2020.


DOUGLAS J. ROSETTA

STATE OF WASHINGTON)
) ss.
COUNTY OF WHATCOM)

I certify that I know or have satisfactory evidence that DOUGLAS J. ROSETTA is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 18th day of November, 2020.



DAVID M. NEUBECK
Notary Public in and for the
State of Washington
Residing in Bellingham
My commission expires: 09/19/2023

EXHIBIT A

1. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, GRANTED BY INSTRUMENT(S);

RECORDED: OCTOBER 11, 1993
AUDITOR'S NO(S): 9310110127, RECORDS OF SKAGIT COUNTY, WASHINGTON
IN FAVOR OF: CASCADE NATURAL GAS CORPORATION
FOR: 10 FOOT RIGHT-OF-WAY CONTRACT

NOTE: EXACT LOCATION AND EXTENT OF EASEMENT IS UNDISCLOSED OF RECORD.

2. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, GRANTED BY INSTRUMENT;

RECORDED: NOVEMBER 2, 1993
AUDITOR'S NO.: 9311020145, RECORDS OF SKAGIT COUNTY, WASHINGTON
IN FAVOR OF: PUGET SOUND POWER AND LIGHT COMPANY
FOR: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE, TOGETHER WITH NECESSARY APPURTENANCES
AFFECTS: ALL STREETS AND ROADS WITHIN SAID PLAT, EXTERIOR 10 FEET OF ALL LOTS PARALLEL WITH STREET FRONTAGE, AND 20 FEET PARALLEL WITH WAUGH ROAD

3. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, DISCLOSED BY INSTRUMENT(S);

RECORDED: AUGUST 7, 2003
AUDITOR'S NO(S): 200308070005, RECORDS OF SKAGIT COUNTY, WASHINGTON
IN FAVOR OF: COMCAST OF WASHINGTON, IV, INC.
FOR: INSTALLATION AND MAINTENANCE OF CABLE

4. 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: JANUARY 25, 1994
AUDITOR'S NO(S): 9401250030, RECORDS OF SKAGIT COUNTY, WASHINGTON
EXECUTED BY: SEA-VAN INVESTMENTS ASSOCIATION

AMENDED BY INSTRUMENT:

RECORDED: DECEMBER 11, 1995, MARCH 18, 1996, AND FEBRUARY 1, 2000
 AUDITOR'S NO.: 9512110030, 9603180110, 200002010099 AND 200002010100,
 RECORDS OF SKAGIT COUNTY, WASHINGTON

5. ASSESSMENTS OR CHARGES AND LIABILITY TO FURTHER ASSESSMENTS OR CHARGES, INCLUDING THE TERMS, COVENANTS, AND PROVISIONS THEREOF, DISCLOSED IN INSTRUMENT(S);

RECORDED: JANUARY 25, 1994
 AUDITOR'S NO(S): 9401250030, RECORDS OF SKAGIT COUNTY, WASHINGTON
 IMPOSED BY: SEA-VAN INVESTMENTS ASSOCIATION

AMENDED BY INSTRUMENT(S):

RECORDED: DECEMBER 11, 1995
 AUDITOR'S NO(S): 9512110030, RECORDS OF SKAGIT COUNTY, WASHINGTON

6. COVENANTS, CONDITIONS, AND RESTRICTIONS CONTAINED IN INSTRUMENT(S), BUT OMITTING ANY COVENANT, CONDITION OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAP PERSONS:

RECORDED: JANUARY 5, 1999
 AUDITOR'S NO(S): 9901050007, RECORDS OF SKAGIT COUNTY, WASHINGTON
 EXECUTED BY: SEA-VAN INVESTMENTS ASSOCIATION
 AS FOLLOWS: GRANTEES HEREIN ACKNOWLEDGE THAT IN THE EVENT CONSTRUCTION SHALL NOT COMMENCE AS REQUIRED DURING THE TIMES STATED IN THE CC&R'S. THE GRANTOR HEREIN SHALL HAVE THE RIGHT TO REPURCHASE THE SUBJECT PROPERTY FOR A CASH PRICE EQUAL TO THE SELLING PRICE AGREED HEREIN, WHICH SHALL BE EXERCISED BY THE GRANTOR, AT GRANTORS SOLE DISCRETION, DURING A SIXTY (60) CALENDAR DAY PERIOD BEGINNING THE DAY AFTER THE FOURTH ANNIVERSARY OF THE CLOSING OF THIS TRANSACTION, PROVIDED HOWEVER, THAT THE GRANTORS OPTION TO REPURCHASE SHALL BE NULL AND VOID IF GRANTEE FULLY COMPLIES WITH ALL TERMS OF THE PURCHASE AND SALE AGREEMENT.

7. 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

UNRECORDED

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 RE-PLAT OF LOT 131 OF EAGLEMONT PHASE 1B, DIV 3:

RECORDING NO.: 200712180117

8. COVENANTS, CONDITIONS, AND RESTRICTIONS CONTAINED IN INSTRUMENT(S), 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: DECEMBER 8, 2008

AUDITOR'S NO(S).: 200812080048, RECORDS OF SKAGIT COUNTY, WASHINGTON

EXECUTED BY: EAGLEMONT HOMEOWNERS ASSOCIATION

AS FOLLOWS: THE HEREIN DESCRIBED PROPERTY WILL BE COMBINED OR AGGREGATED WITH CONTIGUOUS PROPERTY OWNED BY THE GRANTEE. THIS BOUNDARY LINE ADJUSTMENT IS NOT FOR THE PURPOSE OF CREATING AN ADDITIONAL BUILDING LOT.

9. DUES, CHARGES, AND ASSESSMENTS, IF ANY LEVIED BY EAGLEMONT HOMEOWNERS ASSOCIATION.
10. DUES, CHARGES, AND ASSESSMENTS, IF ANY LEVIED BY SEA VAN INVESTMENTS ASSOCIATION.
11. LIABILITY TO FUTURE ASSESSMENTS, IF ANY LEVIED BY THE CITY OF MOUNT VERNON.