

202012110079

12/11/2020 10:02 AM Pages: 1 of 6 Fees: \$108.50
Skagit County Auditor, WA

When recorded return to:

Daniel W. Deets and Katherine D. Deets
3101 Arbor Street
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-5276

Dec 11 2020

Amount Paid \$5401.00

Skagit County Treasurer
By Heather Beauvais Deputy

STATUTORY WARRANTY DEED

GNW 20-8432

THE GRANTOR(S) Patricia Lee Morris, as her separate estate, _____,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Daniel W. Deets and Katherine D. Deets, a married couple

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
Lot 71, Rosewood PUD Phase 2 Division 1

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may
appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B"
attached hereto

Tax Parcel Number(s): P121112

Dated: 12-10-2020

Patricia Lee Morris
Patricia Lee Morris

Statutory Warranty Deed
LPB 10-05

Order No.: 20-8432-KH

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STATE OF WASHINGTON
COUNTY OF SKAGIT

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

Dated: 10 day of December, 2020

Doug Clark
Signature
Notary Public
Title

Notary Public
State of Washington
Doug Clark
Commission No. 196611
Commission Expires 12-15-2021

My appointment expires: 12-15-21

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 3101 Arbor Street, Mount Vernon, WA 98273
Tax Parcel Number(s): P121112

Property Description:

Lot 71, ROSEWOOD PUD PHASE 2 DIVISION 1, as recorded December 3, 2003 under Auditor's File No. 200312030041, records of Skagit County, Washington.

Situate in Skagit County, Washington.

EXHIBIT B

20-8432-KH

1. "Any invalidity, unenforceability, lack of priority, adverse claim, or other matter created by or arising out of the recording of copies of electronic original documents in the Public Records."

2. "Any defect, lien, encumbrance, adverse claim, or other matter created by or arising out of the inaccessibility of the Skagit County recording office, including, but not limited to, (i) an inability to search the Public Records, (ii) any delay in recordation of the documents vesting Title or creating the lien of the Insured Mortgage in the Public Records, or (iii) any claim based on an assertion that the recording of the Insured Mortgage failed to be timely."

This Exception will be deleted if the County Offices are open on the day of Closing.

3. 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."

4. 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

5. 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

6. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company

Dated: July 14, 1999

Recorded: August 12, 1999

Statutory Warranty Deed
LPB 10-05

Order No.: 20-8432-KH

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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

7. 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.

8. 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

9. 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.

10. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named:

Plat/Subdivision Name: Rosewood P.U.D. Phase 2, Division I

Recorded: December 3, 2003

Auditor's No: 200312030041

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

11. Terms and Provision contained in the Bylaws of Rosewood Homeowner's Association as recorded March 19, 2004 under Auditor's File No. 200403190133.

12. Any tax, fee, assessments or charges as may be levied by Rosewood Homeowner's Association.