

When recorded return to:
Ryan Peterson
2615 Briarwood Circle
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-3611
Aug 05 2021
Amount Paid \$7205.00
Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620048155

CHICAGO TITLE
620048155

STATUTORY WARRANTY DEED

THE GRANTOR(S) Percival Casipi and Jenilyn Laride Casipi, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Ryan Peterson, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 23, "ROSEWOOD P.U.D. PHASE I", AS RECORDED FEBRUARY 14, 2000, UNDER
AUDITOR'S FILE NO. 200002140086, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P116469 / 4745-000-023-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 30, 2021

Percival Casipi
Percival Casipi
Jenilyn Laride Casipi
Jenilyn Laride Casipi

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Percival Casipi and Jenilyn Laride Casipi
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: August 2, 2021

Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of WA
Residing at: Arundin
My appointment expires: 03.01.2024

NOTARY PUBLIC
STATE OF WASHINGTON
ALYSIA HUDSON
License Number 183699
My Commission Expires 03-01-2024

EXHIBIT "A"
Exceptions

1. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: Puget Mill Company, a Corporation
Recording Date: December 18, 1926
Recording No.: Volume 142, Page 146

NOTE: This exception does not include present ownership of the above mineral rights.

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 the Plat of Rosewood P.U.D. Phase I:

Recording No: 200002140086

3. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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: June 23, 1998
Recording No.: 9806230104

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Grantee: City of Mount Vernon, a Municipal Corporation of the State of Washington
Purpose: Utilities
Recording Date: December 31, 1998
Recording No: 9812310051
Affects: Portion of said premises

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Mount Vernon, a Municipal Corporation of the State of Washington
Purpose: Street purposes
Recording Date: December 31, 1998

EXHIBIT "A"

Exceptions
(continued)

Recording No.: 9812310052
Affects: Portion of said premises

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Grantee: Puget Sound Power & Light Company
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
Recording Date: August 12, 1999
Recording No.: 199908120018
Area Affected: Portion of said premises

7. Covenant and the terms and conditions thereof:

Recording Date: December 4, 1998
Recording No.: 9812040022

8. Covenant and the terms and conditions thereof:

Recording Date: December 4, 1998
Recording No.: 9812040021

9. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 22, 2006
Recording No.: 200602220048

10. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Rosewood Homeowners Association
Recording Date: February 22, 2006
Recording No.: 200602220048

EXHIBIT "A"

**Exceptions
(continued)**

11. Agreement and the terms and conditions thereof:
- 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
12. Notice contained in deed
- Recording Date: March 21, 2006
Recording No.: 200603210113
Regarding: Skagit County Right to Farm Ordinance
13. Skagit County Right to manage natural resource land disclosure and the terms and conditions thereof:
- Recording Date: December 24, 2015
Recording No.: 201512240053
14. 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."
15. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
16. City, county or local improvement district assessments, if any.

EXHIBIT "A"
Exceptions
(continued)

17. Assessments, if any, levied by Mt Vernon.
18. 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: 2021
Tax Account No.: P116469 / 4745-000-023-0000
Levy Code: 0930
Assessed Value-Land: \$92,900.00
Assessed Value-Improvements: \$172,000.00

General and Special Taxes:
Billed: \$3,342.13
Paid: \$1,671.10
Unpaid: \$1,671.03