

**When recorded return to:**  
Ariana Covarrubias  
3111 Arbor Street  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3738

Aug 13 2021

Amount Paid \$6725.00

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

**CHICAGO TITLE**  
**620048571**

Escrow No.: 620048571

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Juan Camarena-Alatorre, as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Ariana Covarrubias, an unmarried person and Nathan W. Eastabrooks, an unmarried person

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

LOT 74, PLAT OF "ROSEWOOD PUD PHASE 2, DIVISION 1", AS RECORDED DECEMBER 3, 2003 UNDER AUDITOR'S FILE NO. 200312030041, 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): P121115 / 4827-000-074-0000

Subject to:

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

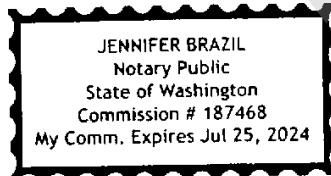
**STATUTORY WARRANTY DEED**  
(continued)

Dated: August 11, 2021

Juan Camarena-Alatorre  
Juan Camarena-Alatorre

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that  
Juan Camarena-Alatorre  
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: 8-12-2021

Jennifer Brazil  
Name: Jennifer Brazil  
Notary Public in and for the State of WA  
Residing at: Skagit County  
My appointment expires: 7-25-2024

**EXHIBIT "A"**  
Exceptions

1. 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

2. 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

3. Agreement and the terms and conditions thereof:

Executed by: Self Help Housing and City of Mount Vernon  
Recording Date: February 14, 2000  
Recording No.: 200002140087

4. Agreement and the terms and conditions thereof:

Recording Date: July 25, 2002  
Recording No.: 200207250118

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

In favor of: Puget Sound Power & Light Company  
Purpose: underground electric system, together with necessary appurtenances  
Recording Date: June 16, 2003  
Recording No.: 200306160285  
Affects: Portion of said premises

6. 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 the Plat of Rosewood P.U.D Phase 2, Division 1:

**EXHIBIT "A"**

**Exceptions  
(continued)**

Recording No: 200312030041

7. 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

8. 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: May 29, 2002  
Recording No.: 200205290098

9. 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."

**EXHIBIT "A"**

Exceptions  
(continued)

10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
11. City, county or local improvement district assessments, if any.
12. Assessments, if any, levied by Mt Vernon.
13. 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 Number: P121115 / 4827-000-074-0000  
Levy Code: 0930  
Assessed Value-Land: \$92,900.00  
Assessed Value-Improvements: \$201,100.00

General and Special Taxes: Billed: \$3,708.75  
Paid: \$1,854.36  
Unpaid: \$1,854.39