

When recorded return to:
Roland Rossano and Erica Rossano
11762 McCorkle Place
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620048629

CHICAGO TITLE
620048629

STATUTORY WARRANTY DEED

THE GRANTOR(S) Marjorie Knokey, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Roland Rossano and Erica Rossano, a married couple

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

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

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

Lot(s): 10 and interest in A, Rancho San Juan Del Mar Div. 10

Tax Parcel Number(s): P68425 / 3981-000-010-0005

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5309

Nov 19 2021

Amount Paid \$12705.93
Skagit County Treasurer
By Josie Bear Deputy

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: November 10, 2021

Alan M Knokey
Marjorie Knokey, By Alan M Knokey
Her Attorney-in-Fact

State of Montana
County of Gallatin

I certify that I know or have satisfactory evidence that Alan M Knokey

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Attorney-in-Fact of Marjorie Knokey to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 11/12/2021

Jarvis Mina
Name: Jarvis Mina
Notary Public in and for the State of Montana
Residing at: Bozeman MT
My appointment expires: 08/27/2023

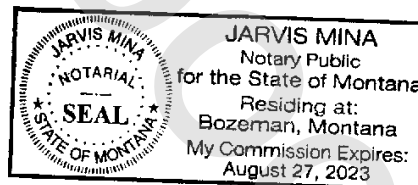


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P68425 / 3981-000-010-0005

Lot 10, PLAT OF RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 10, according to the plat thereof recorded in Volume 9 of Plats, pages 28 and 29, records of Skagit County, Washington.

TOGETHER WITH an undivided interest in Tract A, PLAT OF RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 10, according to the plat thereof recorded in Volume 9 of Plats, pages 28 and 29, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

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

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: May 12, 1967
Recording No.: 698945
2. 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 Rancho San Juan Del Mar Subdivision No. 10:

Recording No: 686967
3. Covenants, conditions and restrictions 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: August 18, 1966
Recording No.: 687055
4. Contract, including the terms, covenants and provisions thereof

Recording Date: June 1, 1963
Recording No.: 630694
5. Agreement, including the terms, covenants and provisions thereof

Recording Date: April 13, 1990
Recording No.: 9004130116
6. Franchise, including the terms, covenants and provisions thereof

Recording Date: January 24, 1995
Recording No.: 9501240061
7. Latecomers Agreement, including the terms, covenants and provisions thereof

EXHIBIT "B"**Exceptions
(continued)**

Recording Date: June 5, 2008
Recording No.: 200806050007

8. Water line franchise Agreement, including the terms, covenants and provisions thereof

Recording Date: August 6, 2020
Recording No.: 202008060087

9. 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 Survey:

Recording No: 9006070039

10. Agreement, including the terms, covenants and provisions thereof

Recording Date: August 29, 1990
Recording No.: 9008290016

11. Operation-Maintenance & Monitoring Requirement for Proprietary Onsite Sewage Systems

Recording Date: October 11, 2021
Recording No.: 202110110022

12. Any lien or liens arising from the remaining fractional interest in Tract A, whether arising through the payment of taxes or otherwise.

13. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

14. Assessments, if any, levied by Del Mar Community Services, Inc..

15. City, county or local improvement district assessments, if any.