

When recorded return to:
Maria Guillen
2605 Arbor Street
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620049577

CHICAGO TITLE CO.
620049577

STATUTORY WARRANTY DEED

THE GRANTOR(S) Samantha Purnell, who acquired title as Samm Purnell, 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 Maria Guillen, an unmarried person and Sheila
Escalera-Guillen, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 4, ROSEWOOD P.U.D., PHASE 1, ACCORDING TO THE PLAT THEREOF, 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): P116450 / 4745-000-004-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5971

Dec 30 2021

Amount Paid \$6877.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: 12/23/21

Samantha Purnell

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Samantha Purnell 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 this instrument.

Dated: 12/23/21

Name: Kelli Mayo
Notary Public in and for the State of WA
Residing at: Snohomish
My appointment expires: 6/19/25



EXHIBIT "A"
Exceptions

1. Reservations and recitals contained in the Deed(s) as set forth below:

Executed by: Puget Mill Company, a Corporation
Recorded: December 18, 1926
Recording No: Volume 142 of Deeds, Page 146

No determination has been made as to the current ownership or other matters affecting said reservations.

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:

Granted to: The City of Mount Vernon
Purpose: Utilities
Recording Date: December 31, 1998
Recording No.: 9812310051

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

Granted to: The City of Mount Vernon
Purpose: Street
Recording Date: December 31, 1998
Recording No.: 9812310052

EXHIBIT "A"

Exceptions
(continued)

6. 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 and right to enter for maintenance, etc.
Recording Date: August 12, 1999
Recording No.: 199908120018
7. Reservations and recitals contained in the Deed(s) as set forth below:
- Recording Date: December 4, 1998
Recording No.: 9812040021
Recording No.: 9812040022
8. 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
9. 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
10. Agreement and the terms and conditions thereof:
- Executed by: The City of Mount Vernon and Self Help Housing
Recording Date: February 14, 2000
Recording No.: 200002140087
11. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

EXHIBIT "A"Exceptions
(continued)

"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."

12. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
13. Assessments, if any, levied by Mt Vernon.
14. City, county or local improvement district assessments, if any.