

When recorded return to:

Adriana Lara and Miguel A. Fernandez Marmolejo
3004 Briarwood Circle
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.: 620050222

CHICAGO TITLE
620050222

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mark E. Osborn and Amanda J. Osborn, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Adriana Lara and Miguel A. Fernandez Marmolejo, 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.)

LT 152, ROSEWOOD P.U.D, PHASE 2, DIV III

Tax Parcel Number(s): P122870 / 4856-000-152-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2022-84

Jan 07 2022

Amount Paid \$6805.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: January 3, 2022



Mark E. Osborn



Amanda J. Osborn

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Mark E. Osborn and Amanda J. Osborn
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.

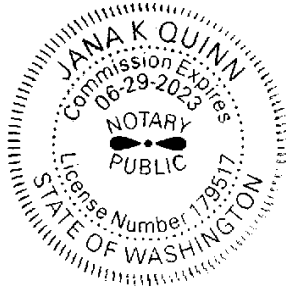
Dated: January 05, 2022Name: Janak QuinnNotary Public in and for the State of WashingtonResiding at ArlingtonMy appointment expires: 06/29/2023

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P122870 / 4856-000-152-0000

LOT 152, ROSEWOOD P.U.D, PHASE 2, DIVISION III, AS PER PLAT RECORDED ON MAY 16, 2005, UNDER AUDITOR'S FILE NO. 200505160223, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 ROSEWOOD PUD PHASE II:

Recording No: 200312030041

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 ROSEWOOD PUD PHASE I:

Recording No: 200002140086

3. Agreement, including the terms and conditions thereof; entered into;
 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

4. 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.

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

5. Easement, including the terms and conditions thereof, granted by instrument;
 Recorded: June 16, 2003
 Auditor's No.: 200306160285, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Underground electric system, together with necessary appurtenances
 Affects:

Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

Easement No. 3: All areas located within a (five) feet perimeter of the exterior surface of all ground mounted vaults and transformer.

6. Terms, conditions, and restrictions of that instrument entitled Bylaws of Rosewood Homeowners Association;
 Recorded: March 19, 2004
 Auditor's No(s): 200403190133, records of Skagit County, Washington
7. 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
 Recorded: May 29, 2002
 Auditor's No(s): 200205290098, records of Skagit County, Washington
 AMENDED by instrument(s):
 Recorded: February 22, 2006
 Auditor's No(s): 200602220048, records of Skagit County, Washington
8. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
 Recorded: February 22, 2006
 Auditor's No(s): 200602220048, records of Skagit County, Washington
 Imposed By: Rosewood Homeowner's Association
9. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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

EXHIBIT "B"

Exceptions (continued)

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 ROSEWOOD PUD PHASE II DIV III:

Recording No: 200505160223

10. 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."

11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
12. Assessments, if any, levied by City of Mount Vernon.
13. Assessments, if any, levied by Rosewood Homeowner's Association.
14. City, county or local improvement district assessments, if any.