

**When recorded return to:**

Lydia C. Austin  
Scott D. Austin and Lydia C. Austin, Trustees of  
The Austin Family Trust, dated April 13, 2017  
104 Baylie Dr.  
Bigfork, MT 59911

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

Affidavit No. 20222201

**May 27 2022**

Amount Paid \$7205.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:

**CHICAGO TITLE**  
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

Escrow No.: 245451176

**CHICAGO TITLE**  
*620051781***STATUTORY WARRANTY DEED**

THE GRANTOR(S) Steven J. Gunderson and Bridgette A. Gunderson, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to Scott D. Austin and Lydia C. Austin, Trustees of The Austin Family Trust, dated April 13, 2017

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

For APN/Parcel ID(s): P121137 / 4827-000-112-0000

LOT 112, "ROSEWOOD PUD PHASE 2, DIVISION 1", AS RECORDED DECEMBER 3, 2003  
UNDERAUDITOR'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): P121137, 4827-000-112-0000,

Subject to:

1. 1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of

**STATUTORY WARRANTY DEED**

(continued)

such entry

Grantor: Puget Mill Company, a corporation

Recorded: December 18, 1926

Recording in: Volume 142, Page 146

Note: No determination has been made regarding the current ownership of said reserved rights

2. 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

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

For: Utility purposes

Recording Date: December 31, 1998

Recording No.: 9812310051

Affects: Tract K adjacent to 30th Street

4. 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

Recording No.: 9812310052

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

Granted to: Puget Sound Power &amp; Light Company

Purpose: Underground communication cables and associated communications facilities and equipment

Recording Date: August 12, 1999

Recording No.: 199908120018

Affects: South 25 feet of common area Tract A

6. Construction 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

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

**STATUTORY WARRANTY DEED**

(continued)

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. 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: Underground communication cables and associated communications facilities and equipment

Recording Date: June 16, 2003

Recording No.: 200306160285

Affects:

Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed

within the above described 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.

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 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 1: Recording No: 200002140086

10. 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

**STATUTORY WARRANTY DEED**

(continued)

permitted by applicable

law, as set forth on the Plat of Rosewood PUD Phase 2, Division 1:

Recording No: 200312030041

11. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have

arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Rosewood Homeowner's Association

Recording Date: March 19, 2004

Recording No.: 200403190133

Amended by instrument(s):

Recording Date: February 22, 2006

Recording No: 200602220048

12. 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."

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

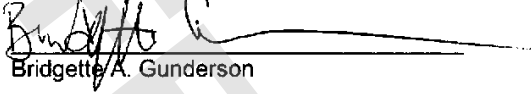
14. Assessments if any, levied by City of Mount Vernon.

**STATUTORY WARRANTY DEED**  
(continued)

Dated: May 25, 2022



Steven J. Gunderson

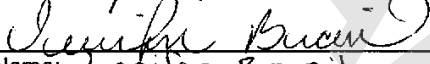


Bridgette A. Gunderson

State of WASHINGTON

County of Skagit

I certify that I know or have satisfactory evidence that Steven J. Gunderson and Bridgette A. Gunderson are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 26, 2022Name: Jennifer BrazilNotary Public in and for the State of WashingtonResiding at: Skagit CountyMy appointment expires: 7-25-2024

JENNIFER BRAZIL  
Notary Public  
State of Washington  
Commission # 187468  
My Comm. Expires Jul 25, 2024