

When recorded return to:

Ashley Piercy
424 Munro Street, N/A
Sedro-Woolley, WA 98284SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20222847

Jul 11 2022

Amount Paid \$7445.00
Skagit County Treasurer
By Lena Thompson Deputy

GNW 22-16182

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jose L. Ruiz, as his separate estate, 103 12th Avenue, 622, Seattle, WA 98122,

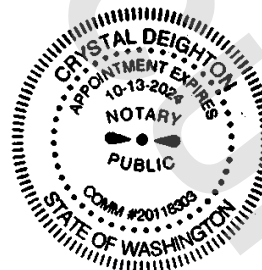
for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Ashley Piercy, a single person

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.Abbreviated legal description: Property 1:
Lot 37, Rosewood PUD Ph. 2, Div. 1This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may
appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B"
attached hereto

Tax Parcel Number(s): P121103

Dated: July 07, 2022Jose L. Ruiz
Jose L. RuizSTATE OF WASHINGTON
COUNTY OF SKAGITThis record was acknowledged before me on 07 day of July, 2022 by Jose L. Ruiz.Kristal Stang
SignatureNotary
TitleMy appointment expires: 10-13-2024Statutory Warranty Deed
LPB 10-05

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**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 3318 Arbor Street, Mount Vernon, WA 98273

Tax Parcel Number(s): P121103

Property Description:

Lot 37, 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.

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EXHIBIT B

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10. RESERVATIONS CONTAINED IN DEED

Executed by: Puget Mill Company, a Corporation
Recorded: December 18, 1926
Auditor's No: Volume 142 of Deeds, Page 146
As Follows:

"The party of the first part hereby reserves unto itself and unto its successors and assigns, the full, complete and absolute right to all oils, gases, coal, minerals, metals and fossils of every name and nature which may be in or upon said land or any part thereof, with the right of entry upon said land to prospect and explore for oils, gases, coal, minerals, metals and fossils of every name and nature, however, said party of the second part, its successors and assigns, shall be reasonably compensated for all damages done to the surface and soil of said land and the improvements thereon in carrying on any such operation."

11. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: June 1, 1998
Recorded: June 23, 1998
Auditor's No: 9806230104

Executed by: Self Help Housing, a Washington Non-Profit Corporation; William Miller, it's Executive Director

12. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: City of Mount Vernon, a Municipal Corporation of the State of Washington
Dated: November 24, 1998
Recorded: December 31, 1998
Auditor's No: 9812310051

Purpose: Utility purposes
Area Affected: Tract K adjacent to 30th Street

13. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Dated: July 14, 1999
Recorded: August 12, 1999
Auditor's No: 199908120018

Purpose: Right to enter said premises to operate, maintain, and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines
Area Affected: South 25 feet of common area Tract A

14. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Self-Help Housing
And: City of Mount Vernon

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Dated: February 8, 2000
Recorded: February 14, 2000
Auditor's No: 200002140087

Regarding: Agreement as to various terms of platting including but not limited to road improvements, signage, street lighting, etc.

15. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: May 28, 2002
Recorded: May 29, 2002
Auditor's No: 200205290098

Executed by: Self-Help Housing, a Washington Non-Profit Corporation

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: February 17, 2006

Recorded: February 22, 2006

Auditor's No.: 200602220048

16. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Dated: June 11, 2003
Recorded: June 16, 2003
Auditor's No: 200306160285

Purpose: "... utility systems for purposes of transmission, distribution and sale of gas and electricity. . ."
Area Affected: All streets and road rights-of-way; a strip of land 10 feet in width across all lots; all areas located within 5 (five) feet perimeter of the exterior surface of all ground mounted vaults and transformers.

17. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Rosewood P.U.D. Phase 2, Division 1
Recorded: December 3, 2003
Auditor's No: 200312030041

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

18. Terms and Provision contained in the Bylaws of Rosewood Homeowner's Association as recorded March 19, 2004 under Auditor's File No. 200403190133.

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