

When recorded return to:

Jason Edward Yeazel and Clementina Yeazel
2401 Continental PI 107 B
Mount Vernon, WA 98273

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

Affidavit No. 20238231

Sep 29 2023

Amount Paid \$7845.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
U20053952

Escrow No.: 620053952

STATUTORY WARRANTY DEED

THE GRANTOR(S) Vicki Wagner, an unmarried person as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Jason Edward Yeazel and Clementina Yeazel, 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 134, ROSEWOOD P.U.D. PHASE 2, DIV 3

Tax Parcel Number(s): P122852 / 4856-000-134-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 9/26/2023

The Heirs and Devisees of William P. Wagner

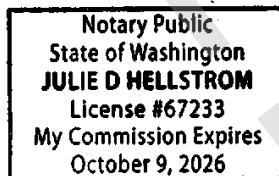
BY: Vicki Wagner
Vicki WagnerVicki Wagner
Vicki WagnerState of WA
County of Spokane 9/26/2023
This record was acknowledged before me on 9/26/2023 by Vicki Wagner.Julie D Hellstrom
(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: 10/9/26

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P122852 / 4856-000-134-0000

LOT 134, ROSEWOOD P.U.D. PHASE 2, DIVISION 3, ACCORDING TO THE PLAT THEREOF
RECORDED 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. 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 such entry

Grantor: State of Washington
Recording No.: Volume 142, Page 146

The Company makes no representations about the present ownership of these reserved and excepted interests.

Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.

2. 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

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: May 29, 2002
Recording No.: 200205290098

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 22, 2006
Recording No.: 200602220048

4. 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: February 22, 2006
Recording No.: 200602220048

EXHIBIT "B"Exceptions
(continued)

5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- | | |
|-----------------|--|
| In favor of: | Puget Sound Energy, Inc., a Washington corporation |
| Purpose: | Utility systems |
| Recording Date: | June 16, 2003 |
| Recording No.: | 200306160285 |
| Affects: | Portion of said premises |
6. 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 2, Division I:
- Recording No: 200312030041
7. ByLaws of Rosewood Homeowners Association and the terms and conditions thereof:
- Recording Date: March 19, 2004
Recording No.: 200403190133
8. 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 2, Division III:
- Recording No: 200505160223
9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
10. Assessments, if any, levied by Mt Vernon.
11. City, county or local improvement district assessments, if any.

John L. Scott
REAL ESTATE

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated August 22, 2023
between Jason Yeazel Clementina Yeazel ("Buyer")
Buyer Buyer
and Vicki Wagner ("Seller")
Seller Seller
concerning 3107 Briarwood Cir Mount Vernon WA 98273 (the "Property")
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentication
Jason Yeazel 08/22/2023
Buyer Date
Authentication
Clementina Yeazel 08/22/2023
Buyer Date

Vicki Wagner 9-26-23
Vicki Wagner 7/21/23
Seller Date
Seller Date