

When recorded return to:
Red Tiger Strategic Holdings LLC
30 N Gould St
Ste R
Sheridan, WY 82801

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20239145
Dec 22 2023
Amount Paid \$6682.12
Skagit County Treasurer
By Lena Thompson Deputy

Escrow Number: 2023-53235-BEL

Filed for Record at the request of: Aegis Land Title Group
Guardian Northwest Title File #GNW 23-19675

STATUTORY WARRANTY DEED

THE GRANTOR(S), Cherylmoana Fa'afili Meredith, a single person, for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, conveys, and warrants to Red Tiger Strategic Holdings LLC, a Wyoming Limited Liability Company, the following described real estate, situated in the County of Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE **EXHIBIT "A"** ATTACHED HERETO AND MADE A PART HEREOF.

Subject to: This 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, and including the attached **Exhibit "B"**

Abbreviated Legal: Lot 109, Rosewood PUD Ph. 2, Div 1
Tax Parcel Number(s): P121134

Dated: 12/22/2023 _____

Cherylmoana Fa'afili Meredith

Cherylmoana Fa'afili Meredith

STATE OF WASHINGTON

COUNTY OF KING

Signed and sworn to (or affirmed) before me on this 22 day of December,
2023 by Cherylmoana Fa'afili Meredith.

Justina Nolan

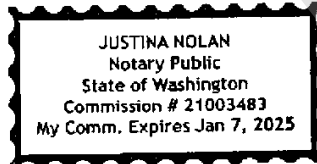
Signature

Notary Public

Title

My appointment expires: Jan/7/2025

☐ This notarial act involved the use of communication technology (check box if applicable).



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

EXHIBIT A
LEGAL DESCRIPTION

Property Description:

Property 1:

Lot 109, 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 Skagit County, State of Washington.

EXHIBIT B

1. 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."
2. 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
3. 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
4. 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
5. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF: Between: Self-Help Housing And: City of Mount Vernon 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.
6. 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
7. 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.

EXHIBIT B CONTINUED

8. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Rosewood P.U.D. Phase 2, Division 1 recorded on December 3, 2003 as Auditor's File 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".

9. Terms and Provision contained in the Bylaws of Rosewood Homeowner's Association as recorded March 19, 2004 under Auditor's File No. 200403190133, and any amendments thereto.
10. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded on October 2, 2020 as Auditor's File No. 202010020104 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

11. Any tax, fee, assessments or charges as may be levied by Rosewood Homeowners Association.
12. Municipal assessments, if any, levied by the City of Mount Vernon. This Company suggests that inquiry be made to the City of Mount Vernon for current assessment status.

As a courtesy we believe the following email address for this City is:

Mount Vernon mvutilities@mountvernonwa.gov

13. Deed of trust, including the terms and conditions thereof in the amount of \$405,000.00 made by Cherylmoana Fa'Alili Meredith, an unmarried person to WFG National Title Insurance Company as trustee and Mortgage Electronic Registration Systems, Inc. as nominee for LOANDEPOT.COM, LLC, as beneficiary, recorded September 2, 2022, as Auditor's File No. 202209020014.