

202405160037

05/16/2024 03:49 PM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor, WA

When recorded return to:

Jayson Wayne Hathaway and Micaelah Baker
3415 Rosewood St
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20240634

May 16 2024

Amount Paid \$7605.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Chicago Title
620056098

THE GRANTOR(S) Barry A Besancon, a single person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Jayson Wayne Hathaway and Micaelah Baker, a married couple

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

LOT 110, 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.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P121135, 4827-000-110-0000

Subject to: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: May 8, 2024



Barry A Besancon

State of Washington

County of Snohomish

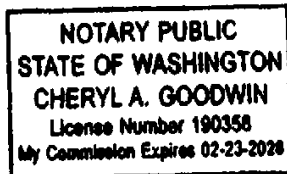
This record was acknowledged before me on May 8, 2024 by Barry A Besancon.



(Signature of notary public)

Notary Public in and for the State of Washington

My appointment expires: 2-23-2028



STATUTORY WARRANTY DEED

(continued)

EXHIBIT A: SPECIAL EXCEPTIONS

1. 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

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

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 & 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. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions,

STATUTORY WARRANTY DEED

(continued)

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

7. 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

8. 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

9. 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: May 29, 2002

Recording No.: 200205290098

10. 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: Portion of said premises

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.

STATUTORY WARRANTY DEED

(continued)

11. 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 PUD Phase 2, Division 1:

Recording No: 200312030041

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

13. 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."

14. Assessments, if any, levied by Mt Vernon.

City, county or local improvement district assessments, if any.