

When recorded return to:
Pedro Rene Suarez Pelayo
3200 Arbor Street
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20242106

Sep 11 2024

Amount Paid \$7685.00
Skagit County Treasurer
By Kaylee Oudman Deputy

STATUTORY WARRANTY DEED

Chicago Title
620056762

THE GRANTOR(S) Barry A Besancon, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Pedro Rene Suarez Pelayo, single man

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

LOT 117, PLAT OF ROSEWOOD P.U.D., PHASE 2, DIVISION II, RECORDED AUGUST 17,
2004, UNDER RECORDING NO. 200408170112, 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): P121946 / 4842-000-117-0000

Subject to:


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

STATUTORY WARRANTY DEED
(continued)

Dated: September 10, 2024


Barry A Besancon

State of Washington

County of SnohomishThis record was acknowledged before me on 9-10-24 by Barry A Besancon.
(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: 9-11-27

KYLE BEAM
Notary Public
State of Washington
Commission # 210008
My Comm. Expires Sep 11, 2027

EXHIBIT "A"**SPECIAL EXCEPTIONS:**

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

NOTE: This exception does not include present ownership of the above mineral rights.

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.

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

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: Utility purposes
Recording Date: December 31, 1998
Recording No.: 9812310051
Affects: Portion of said premises

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: 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
Recording Date: August 12, 1999
Recording No.: 199908120018
Affects: South 25 feet of common area Tract A

Agreement and the terms and conditions thereof:

Executed by: Self-Help Housing and City of Mount Vernon
Recording Date: February 8, 2000
Recording No.: 200002140087
Regarding: Agreement to various terms of platting including but not limited to road improvements, signage, street lighting, etc.

EXHIBIT "A" - Continued**SPECIAL EXCEPTIONS:**

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

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

Granted to: Puget Sound Energy, Inc.
Purpose: utility system for purposes of transmission, distribution and sale of gas and electricity
Recording Date: June 16, 2003
Recording No.: 200306160285
Affects: All streets and road rights-of-way; a strip of land 10 feet in width across all lots; all areas located within 5 feet perimeter of the exterior surface of all ground mounted vaults and transformers

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 1:

Recording No.: 200312030041

By-Laws of Rosewood Homeowners Association and the terms and conditions thereof:

Recording Date: March 19, 2004
Recording No.: 200403190133

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 II:

Recording No.: 200408170112

EXHIBIT "A" - Continued

SPECIAL EXCEPTIONS:

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."

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