

202412190049

12/19/2024 01:54 PM Pages: 1 of 6 Fees: \$308.50  
Skagit County Auditor, WA

**When recorded return to:**  
Sergio Ramos-Acero, Jr  
2901 Arbor St  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20243338

Dec 19 2024

Amount Paid \$7765.00

Skagit County Treasurer

By BELEN MARTINEZ Deputy

### STATUTORY WARRANTY DEED

CHICAGO TITLE

620057629-6pgs

THE GRANTOR(S) Rafael M Lopez, Jr, a married man as his separate estate and Rafael Cisneros, a married man as his 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 Sergio Ramos-Acero, Jr, a married man as his separate estate

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

LOT 59, ROSEWOOD P.U.D. PHASE 1, AS PER PLAT RECORDED ON FEBRUARY 14, 2000  
UNDER AUDITOR'S FILE NO. 200002140086, 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): P116496/4745-000-059-0000,

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)


Dated: December 16, 2024

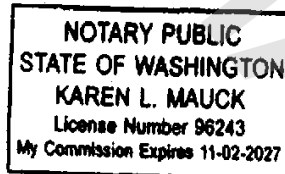
  
Rafael M Lopez, Jr

State of Washington

County of Snohomish

This record was acknowledged before me on 12-16-2024 by Rafael M Lopez, Jr.

  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 11-02-2027



## STATUTORY WARRANTY DEED

(continued)

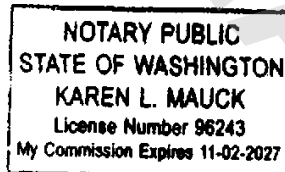
Dated: December 16, 2024

Rafael Cisneros  
Rafael Cisneros

State of Washington

County of SnohomishThis record was acknowledged before me on 12-16-2024 by Rafael Cisneros.

Karen L. Mauck  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 11-2-2027



**EXHIBIT "A"**  
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 of Deeds, page 146  
No determination has been made as to the current ownership or other matters affecting said reservations.
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 granted in a document:  
Grantee: City of Mount Vernon, a Municipal corporation of the State of Washington  
Dated: November 24, 1998  
Recorded: December 31, 1998  
Recording No: 9812310051  
Purpose: Utilities  
Affects: Portion of said premises
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Grantee: City of Mount Vernon, a Municipal corporation of the State of Washington  
Dated: November 24, 1998  
Recorded: December 31, 1998  
Recording No: 9812310052  
Purpose: Street purposes (North 30th Street)
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Grantee: Puget Sound Energy, Inc., a Washington corporation  
Dated: July 14, 1999  
Recorded: August 12, 1999  
Recording No: 199908120018  
Purpose: Underground electric transmission and/or distribution system
6. Quitclaim Deed for Boundary Line Adjustment to Create Parcel I and the terms and conditions thereof:  
Recording Date: December 4, 1998  
Recording No.: 9812040021

**EXHIBIT "A"****Exceptions  
(continued)**

7. Quitclaim Deed for Boundary Line Adjustment to Create Parcel II/III and the terms and conditions thereof:  
Recording Date: December 4, 1998  
Recording No.: 9812040022
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 1:  
Recording No: 200002140086
9. Agreement, including the terms and conditions thereof; entered into;  
By: Self Help Housing, a Washington corporation  
And Between: City of Mount Vernon, a Washington municipal corporation  
Recorded: February 14, 2000  
Recording No. 200002140087  
Providing: Construction Agreement
10. Water Pipeline Easement and the terms and conditions thereof:  
Recording Date: November 17, 2000  
Recording No.: 200011170004
11. 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
12. 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
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

**EXHIBIT "A"**

Exceptions  
(continued)

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. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
15. Assessments, if any, levied by Mt Vernon.
16. City, county or local improvement district assessments, if any.