

When recorded return to:

Jason Rose, Dylan Rose, and Carson Rose
2029 Fowler Place
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20250625

Mar 05 2025

Amount Paid \$6917.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

GNW 25-22698

Reference: 25-16-NES

THE GRANTOR(S)

Carolyn A. Munroe, an unmarried woman as her separate estate,

for and in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION (\$10.00)

in hand paid, conveys and warrants to

Carson Rose, an unmarried person and Dylan Rose, an unmarried person and Jason Rose, a married man as his separate estate

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.

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

Lot 15, PLAT OF HILLCREST ESTATES

Tax Parcel Number(s): P95713/4548-000-015-0004

Subject To:

See Exhibit "B" attached hereto and made a part hereof.

Dated: March 03, 2025

Carolyn A. Munroe
Carolyn A. Munroe

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 3 day of March, 2025, by
Carolyn A. Munroe.

[Signature]
Signature

Notary
Title

My commission expires: 9.11.27

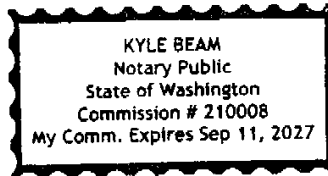


EXHIBIT A
LEGAL DESCRIPTION

Lot 15, PLAT OF HILLCREST ESTATES, as per plat recorded in Volume 14 of Plats, pages 159, 160 and 161, records of Skagit County, Washington.

Exhibit "B"

EASEMENT AND PROVISIONS CONTAINED THEREIN: Grantee: Puget Sound Power & Light Company Recorded: July 10, 1990 Auditor's No: 9007100079 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 Affects: Exterior 10 feet parallel with and adjoining the street frontage of all lots and tracts

PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN: Recorded: December 11, 1990 Auditor's No: 9012110027 Executed by: G. Paul Ware, Partner

ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Plat/Subdivision Name: Hillcrest Estates Recorded: December 3, 1990 Auditor's No: 9012030072 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".

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.