

202508060014

08/06/2025 09:13 AM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor, WA

When recorded return to:
Scott M Kingma and Melissa Kingma
218 Lilly Lane
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20252515

Aug 06 2025

Amount Paid \$13745.00
Skagit County Treasurer

By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620059567

CHICAGO TITLE
620059567

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jason D Rose and Janice M Rose, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Scott M Kingma and Melissa Kingma, a married couple

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

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

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

LT. 6, SP NO. LU-05-078, REC NO. 200609070075 AND PTN LT. 2, TIMBERLINE DIVISION III

Tax Parcel Number(s): P125014 / 4460-000-002-0600

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

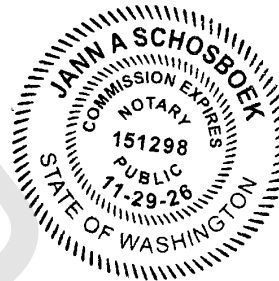
Dated: 8-3-25Jason D Rose
Jason D RoseJanice M Rose
Janice M RoseState of WACounty of KingThis record was acknowledged before me on 8/3/2025 by Jason D Rose and Janice M Rose.Jann A Schosboek
(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 11-29-26

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P125014 / 4460-000-002-0600

LOT 6 AS DELINEATED ON MOUNT VERNON SHORT PLAT NO. LU-05-078, APPROVED SEPTEMBER 1, 2006 AND RECORDED SEPTEMBER 7, 2006, UNDER AUDITOR'S FILE NO. 200609070075, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF LOT 2, TIMBERLINE DIVISION III, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 13 OF PLATS, PAGE 79, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS AND UTILITIES AS SET FORTH AND DELINEATED IN SAID SHORT PLAT.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. 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 Short Plat LU-05-078:

Recording No: 200609070075

2. 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 TIMBERLINE DIVISION III:

Recording No: Volume 13, Page 79

3. Easement, including the terms and conditions thereof, granted by instrument;

Recorded: July 17, 1990
 Recording No: 9007170078, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Underground electric system, together with necessary appurtenances

4. Easement, including the terms and conditions thereof, granted by instrument;

Recorded: December 15, 1989
 Recording No: 8912150058, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Underground electric system, together with necessary appurtenances

5. Easement, including the terms and conditions thereof, granted by instrument;

Recorded: July 17, 2006
 Recording No: 200607170157, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Underground electric system, together with necessary appurtenances

6. Terms, conditions, and restrictions of that instrument entitled Standard Participation Contract;

Recorded: November 9, 1983
 Recording No: 8311090022

EXHIBIT "B"

Exceptions
(continued)

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