

202510140078

10/14/2025 01:44 PM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor, WA

WHEN RECORDED RETURN TO:

Name: Tanner Johnson and Mackenzie Johnson
Address: 3421 Rosewood Street
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20253360

Oct 14 2025

Amount Paid \$8005.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Escrow Number: 828785RT

Filed for Record at Request of: *Rainier Title, LLC*

*Land Title
Order #
400089-LT*

STATUTORY WARRANTY DEED

THE GRANTOR(S), Scott D. Austin and Lydia C. Austin, as Trustees of the Austin Family Trust, dated April 13, 2017 for and in consideration of Ten dollars and Zero cents (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to Tanner Johnson and Mackenzie Johnson, a married couple the following described real estate, situated in the County of Skagit, State of Washington:

LOT 112, "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

Subject to: See attached Exhibit A, which is made a part hereof by this reference.

Abbreviated Legal: LOT 112, ROSEWOOD PUD PH 2, DIV. 1

Tax Parcel Number(s): P121137 4827-000-112-0000

Dated: *10-11-2025*

LPB 10-05 (I-I)

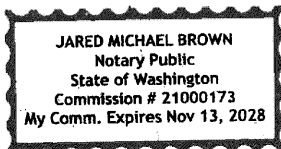
This page is attached to and made a part of the Statutory Warranty Deed

Scott D. Austin, Trustee
Scott D. Austin, Trustee
of the Austin Family Trust, dated April 13, 2017

STATE OF Washington

COUNTY OF ~~Skagit~~ Snohomish (SS)

This record was acknowledged before me on 10/11/2025 by SCOTT D.
AUSTIN, TRUSTEE OF THE Scott D. Austin and Lydia C. Austin, as Trustees of the Austin Family Trust,
dated April 13, 2017.



Jared Brown
Name: Jared Brown
My Commission Expires: 11/13/2028

Exhibit A**1. RESERVATION CONTAINED IN DEED:**

From: Puget Mill Company, a corporation

Recorded: December 18, 1926 Volume/Page: Volume 142 of Deeds, page 146

As Follows:

"The party of the first part hereby reserves unto itself and unto its successors and assigns, the full, complete and absolute right to all oils, gases, coal, minerals, metals and fossils of every name and nature which may be in or upon said land or any part thereof, with the right of entry upon said land to prospect and explore for oils, gases, coal, minerals, party of the second part, its successors and assigns, shall be reasonably compensated for all damages done to the surface and soil of said land and the improvements thereon in carrying on any of such operation."

NOTE: Pope Resources, a Delaware Limited now claims ownership of the mineral interests according to instrument recorded May 22, 1986, under Auditor's File No. 8605220031.

2. DECLARATION OF RESTRICTIVE COVENANTS AND THE TERMS AND CONDITIONS THEREOF:

By: Self-Help Housing, a Washington non-profit corporation

Dated: June 1, 1998

Recorded: June 23, 1998

Auditor's No.: 9806230104

3. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Self Help Housing, a Washington corporation

And: City of Mount Vernon, a Washington municipal corporation

Dated: February 8, 2000

Recorded: February 14, 2000

Auditor's No.: 200002140087

4. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:

Plat/Short Plat: Rosewood PUD Phase 2, Division 1

Recorded: December 3, 2003

Auditor's No.: 200312030041

5. PROTECTIVE COVENANTS, CONDITION AND RESTRICTIONS AND THE TERMS AND CONDITIONS THEREOF:

By: Self-Help Housing, a Washington Not-For-Profit Corporation

Recorded: May 29, 2002

Auditor's File No.: 200205290098

AMENDED COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN SAID PLAT AND IN
DECLARATION OF PROTECTIVE RESTRICTIONS:

Declaration Dated: --, 2006

Recorded: February 22, 2006

Auditor's No.: 200602220048

Executed By: The Great American Dream, Inc., a Washington corporation; and Landmark Building and Development, Inc., a Washington corporation

6. BY LAWS OF ROSEWOOD HOMEOWNER'S ASSOCIATION, AND THE TERMS AND CONDITIONS THEREOF:

Recorded: March 19, 2004

Auditor's File No.: 200403190133

AMENDED BYLAWS AND THE TERMS AND CONDITIONS THEREOF:

Recorded: February 22, 2006

Auditor's No.: 200602220048

Exhibit A**7. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

Grantee: Puget Sound Energy, Inc., a Washington Corporation

Purpose: The right to construct, operate, maintain, repair, replace, improve, remove, enlarge, and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity.

Area Affected:

Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed 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 5 (five) feet perimeter of the exterior surface of all ground mounted vaults and transformers.

Dated: Not disclosed

Recorded: June 16, 2003

Auditor's No.: 200306160285

8. Right to Manage Natural Resource Lands Disclosure, and the terms and conditions thereof, as disclosed by instrument recorded on May 27, 2022 under Auditor's File No. 202205270249. Reference is made to said document for full particulars.