

When recorded return to:

Farah Rose Costa and Diego Garcia Renteria  
3005 Arbor Street  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20261023

Apr 08 2026

Amount Paid \$7524.20  
Skagit County Treasurer  
By Cain Cress Deputy

### STATUTORY WARRANTY DEED

Guardian NW Title 26-25682-TB

THE GRANTOR(S) Elaine Elliot, a single woman, and Tina Grammer, a married woman as her separate estate

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Farrah Rose Costa and Diego Garcia Renteria, a married couple

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

Lot 67, ROSEWOOD PUD PHASE 2, DIVISION 1, as recorded December 3, 2003 under Auditor's File No. 200312030041, records of Skagit County, Washington.

Abbreviated legal description: Property 1:  
Lot 67, ROSEWOOD PUD PHASE 2, DIVISION 1

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Tax Parcel Number(s): P121108/4827-000-067-0000

Statutory Warranty Deed  
LPB 10-05

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Dated: 4-2-26

Elaine Elliot  
Elaine Elliot

T. Grammer  
Tina Grammer

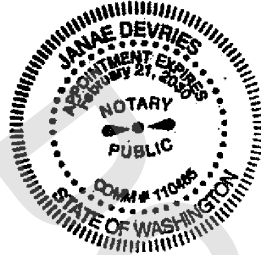
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on this 2nd day of April, 2026, by Elaine Elliot, Tina Grammer and Edward Grammer.

[Signature]  
Signature

Notary  
Title

My commission expires: 2-21-30



Statutory Warranty Deed  
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**EXHIBIT A**

26-25682-TB

## RESERVATIONS CONTAINED IN DEED:

Executed by: Puget Mill Company, a Corporation

Recorded: December 18, 1926

Auditor's No: 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, metals and fossils of every name and nature, however, said 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 such operation."

Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Self Help Housing, a Washington Non-Profit Corporation; William Miller, it's Executive Director, recorded June 23, 1998 as Auditor's File No. 9806230104.

Easement, affecting a portion of subject property for the purpose of Utility purposes including terms and provisions thereof granted to City of Mount Vernon, a Municipal Corporation of the State of Washington recorded December 31, 1998 as Auditor's File No. 9812310051

Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded August 12, 1999, as Auditor's File No. 199908120018.

Agreement, affecting subject property, regarding Agreement as to various terms of platting including but not limited to road improvements, signage, street lighting, etc. and the terms and provisions thereof between Self-Help Housing and City of Mount Vernon, recorded February 14, 2000 as Auditor's File No. 200002140087.

Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Self-Help Housing, a Washington Non-Profit Corporation, recorded May 29, 2002 as Auditor's File No. 200205290098.

Above covenants, conditions and restrictions were amended and recorded February 22, 2006 as Auditor's File No. 200602220048.

Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded June 16, 2003, as Auditor's File No. 200306160285.

Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Rosewood P.U.D. Phase 2, Division 1 recorded December 3, 2003 as Auditor's File No. 200312030041.

Terms and Provision contained in the Bylaws of Rosewood Homeowner's Association as recorded March 19, 2004 under Auditor's File No. 200403190133.

Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded on March 21, 2018 as

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Auditor's File No. 201803210017 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

**End of Exhibit A**