

202608030088

08/03/2026 02:55 PM Pages: 1 of 6 Fees: \$308.50
Skagit County Auditor, WA

When recorded return to:
Jocelyn I Martinez
3406 Rosewood St
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20262485
Aug 03 2026
Amount Paid \$7605.00
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.: 620062708

CHICAGO TITLE

620062708

STATUTORY WARRANTY DEED

THE GRANTOR(S) Pedro Aguilar and Alma D Aguilar, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Jocelyn I Martinez, an unmarried person and Gonzalo Martinez
and Mariela Martinez-Avila, 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 102, ROSEWOOD PUD PHASE 2, DIVISION 1

Tax Parcel Number(s): P121127 / 4827-000-102-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: July 29, 2026

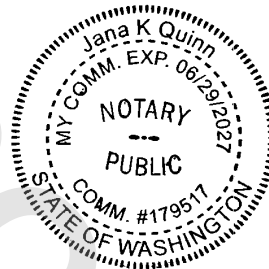
Pedro Aguilar

Pedro Aguilar by
by: Avilene Carreon as attorney in fact
Pedro Aguilar by: Avilene Carreon as attorney in fact

Alma D Aguilar

Alma D Aguilar by
by: Avilene Carreon as attorney in fact
Alma D Aguilar by: Avilene Carreon as attorney in factState of Washington
County of SkaagitThis record was acknowledged before me on July 29, 2026 by
Avilene Carreon as attorney in fact for Pedro Aguilar

(Signature of notary public)

Notary Public in and for the State of Washington
My commission expires: 06/29/2027State of Washington
County of SkaagitThis record was acknowledged before me on July 29, 2026 by
Avilene Carreon as attorney in fact for Alma D. Aguilar

(Signature of notary public)

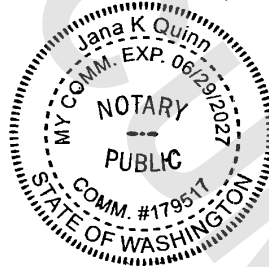
Notary Public in and for the State of Washington
My commission expires: 06/29/2027

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P121127 / 4827-000-102-0000

LOT 102, 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.

EXHIBIT "B"

Exceptions

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: Puget Mill Company, a corporation
 Recorded: December 18, 1926
 Recording in: 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, 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 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 disclosed in a document:

For: Utility purposes
 Recording Date: December 31, 1998
 Recording No.: 9812310051

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
 Purpose: Underground communication cables, communications facilities and equipment
 Recording Date: August 12, 1999
 Recording No.: 199908120018
 Affects: South 25 feet of common area

5. Construction Agreement and the terms and conditions thereof:

Executed by: Self Help Housing and City of Mount Vernon
 Recording Date: February 14, 2000
 Recording No.: 200002140087

6. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation,

EXHIBIT "B"Exceptions
(continued)

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 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

7. Covenants, conditions and restrictions 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: March 19, 2004
Recording No.: 200403190133

8. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth above:

Imposed by: Rosewood Homeowner's Association

9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Underground communication cable, communications facilities and equipment
Recording Date: June 16, 2003
Recording No.: 200306160285

10. 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 Rosewood PUD Phase 2, Division 1:

Recording No: 200312030041

EXHIBIT "B"

Exceptions
(continued)

11. Agreement and the terms and conditions thereof:

Executed by: The Great American Dream, Inc., Landmark Building and
Development, Inc
Recording Date: October 19, 2005
Recording No.: 200510190065

12. 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 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."

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