



201006020069
Skagit County Auditor

6/2/2010 Page 1 of 3 3:42PM

When recorded return to:

WILLIAM W. KETCHESIDE and MARCIA KETCHESIDE
22632 FIELDSTONE LANE
MOUNT VERNON, WA 98274

CHICAGO TITLE

STATUTORY WARRANTY DEED

Escrow No.: 18925
Title Order No.: 620010484 ✓

THE GRANTOR(S)

ENCORE HOMES, INC., A Washington Corporation

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys, and warrants to

WILLIAM W. KETCHESIDE and MARCIA KETCHESIDE, Husband and Wife

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

LOT 4, PLAT OF ROSARIO TERRACE, AS APPROVED ON AUGUST 19, 2008, AND RECORDED ON AUGUST 19, 2008, UNDER AUDITOR'S FILE NUMBER 200808190039, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON.

Tax Parcel Number(s): 4966-000-004-0000

SUBJECT TO: See "Exhibit A" attached hereto and made a part hereof.

Dated: MAY 20, 2010

ENCORE HOMES, INC., A Washington Corporation

BY: Marie English
MARIE ENGLISH, Manager

STATE OF Washington) ss.
COUNTY OF Snohomish

I certify that I know or have satisfactory evidence that MARIE ENGLISH is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Manager of ENCORE HOMES, INC. to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 25th day of MAY, 2010.

Candace A. Rummelhart
CANDACE A. RUMMELHART
Notary Public in and for the State of Washington
residing at LAKE STEVENS
My Commission Expires: 12/07/13



1609
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 02 2010

Amount Paid \$ 5344.82
Skagit Co. Treasurer
By mem Deputy

EXHIBIT A

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: January 7, 1964
Auditor's No(s): 645104, records of Skagit County, Washington
In favor of: Olympic Pipeline Company, a Delaware corporation
For: Transportation of oil and gas and products thereof
Affects: Said premises
2. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Auditor's No(s): 554009, records of Skagit County, Washington
In favor of: Trans Mountain Oil Pipe Line Corporation, a Delaware corporation
For: To construct, operate, inspect, maintain, replace and repair pipelines
3. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;
Recorded: November 17, 2005
Auditor's No(s): 200511170002, records of Skagit County, Washington
Executed By: Rosario Terrace, LLC and Sunset Avenue Rental, LLC
4. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: May 8, 2006
Auditor's No.: 200605080164, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Underground electric system, together with necessary appurtenances
5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 said plat:
6. Easement delineated on the face of said plat;
For: private drainage easement
Affects: The Southwesterly portion of said premises
7. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: August 19, 2008
Auditor's No(s): 200808190041, records of Skagit County, Washington
In favor of: Skagit County
For: Protected Critical Area Easement
8. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;
Recorded: August 19, 2008
Auditor's No(s): 200808190042, records of Skagit County, Washington
Executed By: Landmark Building and Development, Inc.

Modification(s) of said covenants, conditions and restrictions
Recording Date: September 18, 2009
Recording No.: 200909180065
9. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: August 19, 2009
Auditor's No(s): 200808190042, records of Skagit County, Washington
Imposed By: Owners Association

Amended by instrument(s):
Recording Date: September 18, 2009
Recording No: 200909180065
10. Terms, conditions, and restrictions of that instrument entitled Skagit County Planning and Development Services Plat Lot of Record Certification;
Recorded: August 19, 2008
Auditor's No(s): 200808190040, records of Skagit County, Washington



201006020069
Skagit County Auditor

11. Terms, conditions, and restrictions of that instrument entitled Notice to Future Property Owners;
Recorded: April 10, 2009
Auditor's No(s): 20090410072, records of Skagit County, Washington
12. Terms, conditions, and restrictions of that instrument entitled Notice of Non-exclusive private driveway easement;
Recorded: July 7, 2009
Auditor's No(s): 200907070359, records of Skagit County, Washington
13. Declaration of Private Road Easement
Recording Date: April 24, 2009
Recording No.: 200904240108



201006020069
Skagit County Auditor