

WHEN RECORDED RETURN TO  
JASON DOWNIE  
22580 FIELDSTONE LANE  
MOUNT VERNON, WASHINGTON 98274



Skagit County Auditor \$76.00  
5/6/2013 Page 1 of 5 3:27PM



**CHICAGO TITLE COMPANY**

5109398

**STATUTORY WARRANTY DEED**

THE GRANTOR(S)  
TIFFANY R. RABELOS, A SINGLE PERSON

**LAND TITLE OF SKAGIT COUNTY**  
145994-0

for and in consideration of  
TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to  
JASON DOWNIE AND CHELSEA DOWNIE, HUSBAND AND WIFE

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

LOT 1, "PLAT OF ROSARIO TERRACE," AS APPROVED ON AUGUST 19, 2008, AND RECORDED ON AUGUST 19, 2008,  
UNDER AUDITOR'S FILE NO. 200808190039, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE  
COUNTY OF SKAGIT, STATE OF WASHINGTON.

SUBJECT TO: EXCEPTIONS SET FORTH ON ATTACHED EXHIBIT "A" AND BY THIS REFERENCE MADE A  
PART HEREOF AS IF FULLY INCORPORATED HEREIN.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20131643

MAY 06 2013

Amount Paid \$ 5,078.<sup>00</sup>  
Skagit Co. Treasurer  
By *[Signature]* Deputy

Abbreviated Legal: LOT 1, ROSARIO TERRACE

Tax Account Number(s): 4966-000-001-0000 P 128710

Dated: MAY 2, 2013

*Tiffany R. Rabelos*  
TIFFANY R. RABELOS

STATE OF WASHINGTON

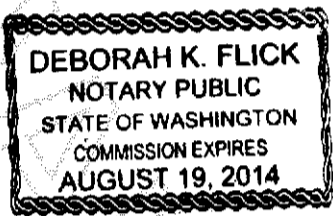
SS

COUNTY OF Skagit

ON THIS 2nd DAY OF May, 2013 BEFORE ME, THE  
UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY  
COMMISSIONED AND SWORN, PERSONALLY APPEARED  
Tiffany R. Rabelor KNOWN TO ME TO BE THE INDIVIDUAL(S)  
DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED  
THAT She SIGNED AND SEALED THE SAME AS her FREE AND VOLUNTARY  
ACT AND DEED, FOR THE USES AND PURPOSES HEREIN MENTIONED.

Deborah K. Flick  
NOTARY SIGNATURE

PRINTED NAME: Deborah K. Flick  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT Arlington  
MY COMMISSION EXPIRES ON 8/19/14.



NOTARY/RDA/092100



CHICAGO TITLE COMPANY

EXHIBIT A

Escrow No.: 5109398

Assessments, if any, due and owing Rosario Terrace Community Association and/or Rosario Terrace Water System.

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Olympic Pipe Line Company, a Delaware corporation  
Purpose: The rights of way, easements and privileges to construct, maintain, operate, repair, replace, change the size of, and remove in whole or in part, a pipe line for the transportation of oil and gas, and the products thereof, water or any other fluid or substance with the necessary fittings, fixtures, valves, appurtenances, and cathodic protection devices, and the right to maintain the right of way clear of trees, underbrush, buildings, and other obstructions, along a route to be selected by Grantee  
Dated: November 30, 1963  
Recorded: January 7, 1963  
Auditor's No.: 645104

DECLARATION OF COVENANTS, CONDITIONS, RESERVATIONS AND RESTRICTIONS OF FIELDSTONE AND THE TERMS AND CONDITIONS THEREOF:

Executed By: Rosario Terrace, L.L.C., a Washington Limited Liability Company  
Dated: November 9, 2005  
Recorded: November 17, 2005  
Auditor's No.: 200511170002

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: A strip of land 10 feet in width with 5 feet on each side of the centerline of grantee's facilities as now constructed, to be constructed, extended or relocated lying within the above described parcel. This easement description may be superseded at a late date with a surveyed description provided at no cost to Grantee.  
Dated: April 26, 2006  
Recorded: May 8, 2006  
Auditor's No.: 20060508016

LOT CERTIFICATION AND THE TERMS AND CONDITIONS THEREOF:

Recorded: May 26, 2006, and August 19, 2008  
Auditor's File Nos.: 200605260173 and 200808190040, respectively

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

Plat/Short Plat: Rosario Terrace  
Recorded: August 19, 2008  
Auditor's No.: 200808190039

EXHIBIT/RDA/0999



CHICAGO TITLE COMPANY

EXHIBIT A

Escrow No.: 5109398

TITLE NOTIFICATION, AND THE TERMS AND CONDITIONS THEREOF:

Between: Skagit County  
And: Landmark Building & Development, Inc.  
Recorded: August 19, 2008  
Auditor's File No.: 200808190041  
Regarding:

This parcel lies within an area or within 500 feet of land designated as natural resource land (agricultural, forest or mineral resource land of long-term commercial significance) by 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 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 lands operation 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 natural resource lands, you will have setback requirements from designated natural resource lands consistent with SCC 14.16.810.

PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: June 25, 2008  
Recorded: August 19, 2008  
Auditor's No.: 200808190042

NOTICE OF WATER SYSTEM & THE TERMS AND CONDITIONS THEREOF:

Grantor: D.B. Johnson Construction, Inc.  
Grantee: The Public  
Recorded: April 10, 2009  
Auditor's No.: 200904100072

NOTICE TO FUTURE PROPERTY OWNERS AND THE TERMS AND CONDITIONS THEREOF:

Between: D. B. Johnson Construction, Inc.  
And: The Public  
Recorded: April 10, 2009  
Auditor's No.: 200904100072

SKAGIT COUNTY RIGHT TO FARM DISCLOSURE AND THE TERMS AND CONDITIONS THEREOF:

Grantor: Encore Homes, Inc.  
Grantee: Tiffany R. Rabelos  
Recorded: August 30, 2011  
Auditor's File No.: 201108300033  
As Follows:

EXHIBIT/RDA/0999



CHICAGO TITLE COMPANY

EXHIBIT A

Escrow No.: 5109398

Buyer is aware that the property may be subject to the Skagit County right to Farm Ordinance, Skagit County Code section 14.48, which states:

"If your real property is adjacent to property used for agricultural operations or included within an area zoned for agricultural purposes, you may be subject to inconveniences or discomforts arising from such operations, INCLUDING BUT NOT LIMITED TO NOISE, ODORS, FLIES, FUMES, DUST SMOKE THE OPERATION OF MACHINERY OF ANY KIND DURING ANY 24 HOUR PERIOD (INCLUDING AIRCRAFT), THE STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, state, and federal laws.

EXHIBIT/RDA/0999



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