



201409110036

Skagit County Auditor

\$74.00

9/11/2014 Page

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3 1:25PM

When recorded return to:

JAMES LATHAM and KAYLA LATHAM
22626 FIELDSTONE LANE
MOUNT VERNON, WA 98274

CHICAGO TITLE

STATUTORY WARRANTY DEED

Escrow No.: 20709

Title Order No.: 620022070 ✓

THE GRANTOR(S)

MATTHEW D. JOHNSON and ROCHELLE JOHNSON, Husband and Wife

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

JAMES LATHAM and KAYLA LATHAM, Husband and Wife

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

LOT 3, PLAT OF ROSARIO TERRACE, AS APPROVED ON 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): 4966-000-003-0000

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

Dated: SEPTEMBER 9, 2014

MATTHEW D. JOHNSON

ROCHELLE JOHNSON

STATE OF Washington) ss.
COUNTY OF Snohomish

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2014 3352
SEP 11 2014

Amount Paid \$ 7,587.⁸⁰
Skagit Co. Treasurer
By *mem* Deputy

I certify that I know or have satisfactory evidence that MATTHEW D. JOHNSON and ROCHELLE JOHNSON are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9th day of September, 2014

CANDACE A. RUMMELHART
Notary Public in and for the State of Washington
residing at LAKE STEVENS
My Commission Expires: 12/07/17



EXHIBIT "A"

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

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

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

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

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 PLAT OF ROSARIO TERRACE:

Recording No: 200808190039

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

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

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

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



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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

Terms, conditions, and restrictions of that instrument entitled Notice of Non-exclusive private driveway easement;
Recorded: April 24, 2009
Auditor's No(s): 200904240108, records of Skagit County, Washington

Skagit County Right to Farm Disclosure and the terms and conditions thereof

Recording Date: June 4, 2010
Recording No: 201006040042



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