

UNOFFICIAL DOCUMENT



Skagit County Auditor

7/1/2016 Page

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5

\$77.00
1:40PM

When recorded return to:
Jason Carl McManus and Francesca Anne May
Garland
3300 Rosewood Street
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620027283

CHICAGO TITLE
620027283

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016 2745
JUL 01 2016

Amount Paid \$ 2903.93
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brian D. McKeon, an unmarried man as his separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to Jason Carl McManus and Francesca Anne May Garland,
husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 19, Rosewood P.U.D. Phase 1, as recorded February 14, 2000, under Auditor's File No.
200002140086, records of Skagit County, Washington.

Situate in Skagit County, Washington.
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P116465 / 4745-000-019-0000,

Subject to: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

UNOFFICIAL DOCUMENT

Dated: June 16, 2016

Brian D. McKeon
Brian D. McKeon

Elizabeth Reyes
Elizabeth Reyes

_____ of US Armed Forces

_____ of US Ronald Reagan (CVN 76)

I certify that I know or have satisfactory evidence that

Brian D. McKeon
~~(he/she/they)~~ (is/are) the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 18 June 2016

Benjamin Joseph Maxwell
Name: Benjamin Joseph Maxwell
Notary Public in and for the State of 10 U.S.C. 31044
Residing at: US Ronald Reagan (CVN 76)
My appointment expires: 19 July 2019

BENJAMIN JOSEPH MAXWELL
Legalman Second Class, U.S. Navy
Notary and Consul of the United States
Authority: 10 U.S.C. § 1044a
Commission Expires: 19 July 2019

EXHIBIT "A"

Exceptions
(continued)

1. **A. 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 maybe 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."

2. 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 Rosewood P.U.D. Phase I:

Recording No: 200002140086

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

Dated: June 1, 1998
Recorded: June 23, 1998
Auditor's No: 9806230104
Executed by: Self Help Housing, a Washington Non-Profit Corporation

4. **EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: City of Mount Vernon, a Municipal Corporation of the State of Washington
Dated: November 24, 1998
Recorded: December 31, 1998
Auditor's No: 9812310051
Purpose: Utilities

5. **EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: City of Mount Vernon, a Municipal Corporation of the State of Washington
Dated: November 24, 1998
Recorded: December 31, 1998
Auditor's No: 9812310052
Purpose: Street purposes (North 30th Street)

EXHIBIT "A"

Exceptions
(continued)

6. **EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Puget Sound Power & Light Company
Dated: July 14, 1999
Recorded: August 12, 1999
Auditor's No.: 199908120018
Purpose: Right to enter said premises to operate, maintain, and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines
Area Affected: South 25 feet of subject property

7. **PROVISIONS IN THE NATURE OF A COVENANT CONTAINED IN DEED:**

Dated: November 19, 1998
Recorded: December 4, 1998
Auditor's No.: 9812040022
As Follows: This boundary line adjustment is not for the purpose of creating an additional building lot

8. **PROVISIONS IN THE NATURE OF A COVENANT CONTAINED IN DEED:**

Dated: December 2, 1998
Recorded: December 4, 1998
Auditor's No.: 9812040021
As Follows: This boundary line adjustment does not create additional building lots

9. **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: May 29, 2002
Auditor's No(s): 200205290098, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: February 22, 2006
Auditor's No(s): 200602220048, records of Skagit County, Washington

10. **Agreement, including the terms and conditions thereof; entered into:**

By: Self Help Housing
And Between: City of Mount Vernon
Recorded: February 14, 2000
Auditor's No. 200002140087, records of Skagit County, Washington
Providing: Construction Agreement

EXHIBIT "A"

Exceptions
(continued)

11. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: February 22, 2006
Auditor's No(s):: 200602220048, records of Skagit County, Washington
Imposed By: Rosewood Homeowners Association
12. Liability to future assessments, if any, levied by the City of Mount Vernon.
13. Dues, Charges and Assessments, if any, levied by Rosewood Homeowners Association.
14. City, county or local improvement district assessments, if any.