



201701100086

Skagit County Auditor \$75.00  
1/10/2017 Page 1 of 3 1:18PM

When recorded return to:  
Mark R. Grim and Charisma J. Grim  
2619 Briarwood Circle  
Mount Vernon, WA 98273

Recorded at the request of:  
Guardian Northwest Title  
File Number: 110884

**Statutory Warranty Deed**

110884

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Investment Resources, LP, a Nevada Limited partnership for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Mark R. Grim and Charisma J. Grim, a married couple the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:  
Lot 22, Rosewood PUD Phase I

Tax Parcel Number(s): P116465, 4745-000-022-0000

Lot 22, "ROSEWOOD P.U.D. PHASE I", as recorded February 14, 2000, under Auditor's File No. 200002140086, records of Skagit County, Washington.  
This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey, as per Exhibit "A" attached hereto

Dated 1-26-17

Investment Resources, L.P.  
Christine Hamer  
By: Christine Hamer, Director of ZN Corporation,  
General Partner

Thomas Hamer  
By: Thomas Hamer, Director of ZN Corporation,  
General Partner

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
201791  
JAN 10 2017

STATE OF Washington }  
COUNTY OF Skagit } SS:

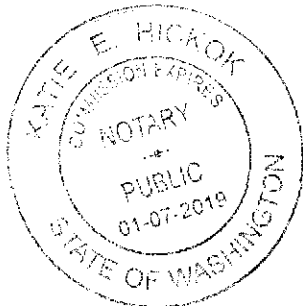
Amount Paid \$ 3867.60  
Skagit Co. Treasurer  
By WAM Deputy

I certify that I know or have satisfactory evidence that Christine Hamer and Thomas Hamer is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Directors of ZN Corporation, General Partner of Investment Resources LP, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 1-7-19

Katie Hickok

Katie Hickok  
Notary Public in and for the State of Washington  
Residing at , Washington  
My appointment expires: 1/07/2019



*Exhibit A*  
**SCHEDULE "B-1"**

**EXCEPTIONS:**

**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 may be 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."

**B. 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;  
William Miller, it's Executive Director

**C. 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: Utility purposes  
Area Affected: Tract A and common areas adjacent to 30<sup>th</sup> Street

**D. 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: Common Area - Tract A

E. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Self-Help Housing  
And: City of Mount Vernon  
Dated: February 8, 2000  
Recorded: February 14, 2000  
Auditor's No.: 200002140087  
Regarding: Agreement as to various terms of platting including but not limited to road improvements, signage, street lighting, etc.

F. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Rosewood P.U.D. Phase 1  
Recorded: February 14, 2000  
Auditor's No.: 200002140086

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

Dated: May 28, 2002  
Recorded: May 29, 2002  
Auditor's No.: 200205290098  
Executed by: Self-Help Housing, a Washington Non-Profit Corporation

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: February 17, 2006  
Recorded: February 22, 2006  
Auditor's No.: 200602220048

H. Terms and provisions of Bylaws recorded March 19, 2004, under Skagit County Auditor's File No. 200403190133.