


When recorded return to:
Nicole Rojas and Piergiorgio Rojas-Lorayco
3300 Rosewood Street
Mount Vernon, WA 98273


201812030247
12/03/2018 03:32 PM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620036494

CHICAGO TITLE
620036494

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jason Carl McManus and Francesca Anne May McManus, who acquired title as Francesca Anne May Garland, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Nicole Rojas and Piergiorgio Rojas-Lorayco, a married couple

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

201812030247
DEC 03 2018

Amount Paid \$ *AGB*
Skagit Co. Treasurer
By *Mei* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: November 27, 2018

Jason Carl McManus
Jason Carl McManus

Francesca Anne May McManus
Francesca Anne May McManus

State of WASHINGTON
County of SNOHOMISH

I certify that I know or have satisfactory evidence that Jason Carl McManus Francesca Anne May McManus is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: November 29, 2018

Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Arvington
My appointment expires: 10/27/2022

NOTARY PUBLIC
STATE OF WASHINGTON
LOUREA L. GARKA
License Number 122836
My Commission Expires 10-27-2022

EXHIBIT "A"
Exceptions

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

EXHIBIT "A"

Exceptions
(continued)

Auditor's No: 9812310052
Purpose: Street purposes (North 30th Street)

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

EXHIBIT "A"Exceptions
(continued)

Auditor's No. 200002140087, records of Skagit County, Washington
Providing: Construction Agreement

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. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in 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 mineral 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 Land operations 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 NR Lands, you will have setback requirements from designated NR Lands."
13. City, county or local improvement district assessments, if any.
14. Liability to future assessments, if any, levied by the City of Mount Vernon.
15. Dues, Charges and Assessments, if any, levied by Rosewood Homeowners Association.