

**When recorded return to:**  
Edward Ho and Ruby Ho  
2701 Arbor Street  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2019-4899

Nov 07 2019

Amount Paid \$5345.00

Skagit County Treasurer

By Marissa Guerrero Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620040404

**CHICAGO TITLE**  
020040404

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Nicole Pellham who acquired title as Nicole R. Byers and Kyle D. Pellham, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Edward Ho and Ruby Ho, a married couple

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

LOT 1, ROSEWOOD P. U. D. PHASE 1, RECORDED FEBRUARY 14, 2000 UNDER SKAGIT COUNTY RECORDING NO. 200002140086, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P116447 / 4745-000-001-0000

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**STATUTORY WARRANTY DEED**  
(continued)

Dated: November 1, 2019

X *Nicole Pellham*  
Nicole Pellham

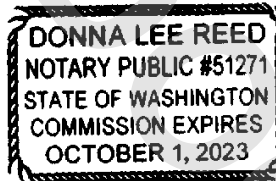
X *Kyle D. Pellham*  
Kyle D. Pellham

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Nicole Pellham and Kyle D. Pellham 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: 11/4/19

*Donna Lee Reed*  
Name: Donna Lee Reed  
Notary Public in and for the State of Washington  
Residing at: Marysville, Wa  
My appointment expires: 10/1/2023



**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. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
13. Liability to future assessments, if any, levied by the City of Mount Vernon.
14. Dues, Charges and Assessments, if any, levied by Rosewood Homeowners Association.
15. City, county or local improvement district assessments, if any.

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated October 06, 2019  
between Edward Ho Ruby Ho ("Buyer")  
Buyer Buyer  
and Nicole R Pellham Kyle D Pellham ("Seller")  
Seller Seller  
concerning 2701 Arbor Street Mount Vernon WA 98273 (the "Property")  
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentisign  
Edward Ho 10/06/2019  
Buyer 6:17:22 PM PDT Date

Authentisign  
Nicole Pellham 10/09/2019  
Seller 1:04:31 PM PDT Date

Authentisign  
Ruby Ho 10/06/2019  
Buyer 6:06:36 PM PDT Date

Authentisign  
Kyle Pellham 10/09/2019  
Seller 1:17:23 PM PDT Date