

**When recorded return to:**  
Dwight H. Johnson and Makayla R. Johnson  
3300 Rosewood Street  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2020-2077  
Jun 11 2020  
Amount Paid \$5301.00  
Skagit County Treasurer  
By Marissa Guerrero Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

CHICAGO TITLE COMPANY  
620042722

Escrow No.: 245424569

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Nicole Rojas and Piergiorgio Rojas-Lorayco, a married couple  
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable  
consideration  
in hand paid, conveys, and warrants to Dwight H. Johnson and Makayla R. Johnson, 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 the County of Skagit, State of  
Washington

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

Subject to: Special exceptions attached on Exhibit "A"

**STATUTORY WARRANTY DEED**  
(continued)

Dated: June 2, 2020

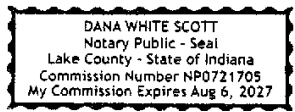
Nicole Rojas  
\_\_\_\_\_  
Nicole Rojas  
Piergiorgio Rojas-Lorayco  
\_\_\_\_\_  
Piergiorgio Rojas-Lorayco

State of Indiana  
County of Lake

I certify that I know or have satisfactory evidence that Piergiorgio Rojas-Lorayco are the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 06-04-2020

Dana White Scott  
\_\_\_\_\_  
Name: Dana White Scott  
Notary Public in and for the State of Indiana  
Residing at: Lake County  
My appointment expires: 08-06-2021



State of \_\_\_\_\_  
County of \_\_\_\_\_

I certify that I know or have satisfactory evidence that Nicole Rojas is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 6-8-2020

Marlin Du Bois  
\_\_\_\_\_  
Name: Marlin Du Bois  
Notary Public in and for the State of WA  
Residing at: Ashm  
My appointment expires: 3-17-2023



**SPECIAL EXCEPTIONS EXHIBIT "A"**

1. Reservations and recitals contained in the Deed(s) as set forth below: Executed by: Puget Mill Company, a Corporation Recorded: December 18, 1926 Auditor's No: Volume 142 of Deeds, Page 146 No determination has been made as to the current ownership or other matters affecting said reservations.
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. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document Recording Date: June 23, 1998 Recording No.: 9806230104
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: The City of Mount Vernon Purpose: Utilities Recording Date: December 31, 1998 Recording No.: 9812310051
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: The City of Mount Vernon Purpose: Street Recording Date: December 31, 1998 Recording No.: 9812310052
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: Puget Sound Power & Light Company Purpose: Electric transmission and/or distribution line and right to enter for maintenance, etc. Recording Date: August 12, 1999 Recording No.: 199908120018
7. Reservations and recitals contained in the Deed(s) as set forth below:  
Recording Date: December 4, 1998  
Recording No.: 9812040021  
Recording No.: 9812040022

8. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: May 29, 2002

Recording No.: 200205290098 Modification(s) of said covenants, conditions and restrictions

Recording Date: February 22, 2006 Recording No.: 200602220048

9. Liens and charges as set forth in the above mentioned declaration,

Payable to: Rosewood Homeowners Association

10. Agreement and the terms and conditions thereof: Executed by: The City of Mount Vernon and Self Help Housing Recording Date: February 14, 2000 Recording No.: 200002140087

11. 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."

12. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights