

When recorded return to:

Justin Ray Robinson and Katie Ana Brittain
10631 Farm to Market Rd
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4589

Oct 30 2020

Amount Paid \$5365.00
Skagit County Treasurer
By Marissa Guerrero Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 20-7564-TW

GNW 20-7564

THE GRANTOR(S) Adele J. Kammenga, as her separate estate, 3663 Taylor Road, Oak Harbor, WA 98277,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Katie Ana Brittain, a single woman and Justin Ray Robinson, a single man

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

LOT 24, ROSEWOOD P.U.D., PHASE 1, ACCORDING TO THE PLAT THEREOF, RECORDED FEBRUARY 14, 2000, UNDER AUDITOR'S FILE NO. 200002140086, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN SKAGIT COUNTY, WASHINGTON.

Abbreviated legal description: Lot 24, Rosewood PUD #1

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 described in Exhibit "A" attached hereto

Tax Parcel Number(s): P116470/4745-000-024-0000

Statutory Warranty Deed
LPB 10-05

Order No.: 20-7564-TW

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Dated: October 29, 2020

Adele J. Kammenga
Adele J. Kammenga

STATE OF WASHINGTON
COUNTY OF WHATCOM

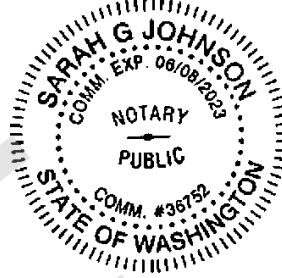
I certify that I know or have satisfactory evidence that Adele J. Kammenga is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 29 day of October, 2020

Sarah G. Johnson
Signature

Notary
Title

My appointment expires: 6-8-23



Statutory Warranty Deed
LPB 10-05

EXHIBIT A
20-7564-TW

1. 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."

2. 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

3. 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 30th Street

4. 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

5. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Self-Help Housing
And: City of Mount Vernon

Statutory Warranty Deed
LPB 10-05

Order No.: 20-7564-TW

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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.

6. 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

7. 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

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