

When recorded return to:
Mary Catherine Gulapa Ventura
3212 Rosewood Street
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20223453
Aug 22 2022
Amount Paid \$6984.20
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226.

CHICAGO TITLE COMPANY
620052273

Escrow No.: 245452611

STATUTORY WARRANTY DEED

THE GRANTOR(S) Andrew V. Swamy, a married man as his separate estate

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 Mary Catherine Gulapa Ventura, a married woman as her separate estate

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

LOT 17, "ROSEWOOD P.U.D. PHASE I", 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): P116463 / 4745-000-017-0000

Subject to:

1. Subject to: SPECIAL EXCEPTIONS

1. Reservations and recitals contained in the Deed(s) as set forth below:

Executed by: Puget Mill Company, a Corporation

STATUTORY WARRANTY DEED

(continued)

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, encroachments, dedications, building setback lines, notes, statements, and other matters, 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

STATUTORY WARRANTY DEED
(continued)

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 as set forth below:

Recording Date: December 4, 1998
Recording No.: 9812040021

8. Reservations and recitals contained in the Deed as set forth below:

Recording Date: December 4, 1998
Recording No.: 9812040022

9. 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

10. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Rosewood Homeowners Association
Recording Date: May 29, 2002
Recording No.: 200205290098

11. 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

STATUTORY WARRANTY DEED
(continued)

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 12, 2022

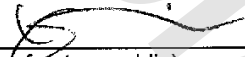


Andrew V. Swamy



Rosella R. Swamy

State of Washington
County of Whatcom
This record was acknowledged before me on 8-17-22 by Andrew V. Swamy and Rosella R. Swamy.



(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: 3-20-23

KEITH G STEINHER
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
License #206266
Expires March 20, 2023