

**When recorded return to:**  
Gerardo Mendoza-Camacho and Sonia Arely  
Palma Herrera  
2510 Briarwood Circle  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20240490  
May 03 2024  
Amount Paid \$8189.00  
Skagit County Treasurer  
By Kaylee Oudman Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620055905

**CHICAGO TITLE**  
*620055905*

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Susan M. Lange, an unmarried person, as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Gerardo Mendoza-Camacho and Sonia Arely Palma Herrera,  
husband and wife

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

LOT 26, 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 THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P116472 / 4745-000-026-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

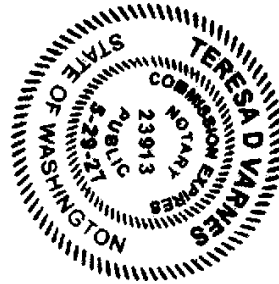
Dated: 4/25/2024

Slange  
Susan M. Lange

State of Washington  
County of Skagit

This record was acknowledged before me on 4-25-24 by Susan M. Lange.

Teresa D Varnes  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 5/29/27



**EXHIBIT "A"**  
Exceptions

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 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

3. 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

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: Street  
Recording Date: December 31, 1998  
Recording No.: 9812310052

5. 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

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

**EXHIBIT "A"****Exceptions  
(continued)**

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

and

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

7. 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
8. 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
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
11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance

**EXHIBIT "A"**Exceptions  
(continued)

thereof; Indian treaty or aboriginal rights.

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. Assessments, if any, levied by Mt. Vernon.
14. City, county or local improvement district assessments, if any.