

When recorded return to:
Jossue S Rocha and Ruth E Rocha
2606 Briarwood Circle
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20242935
Nov 14 2024
Amount Paid \$6805.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620057320

Chicago Title
620057320

STATUTORY WARRANTY DEED

THE GRANTOR(S) Roberto A Bejar, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Jossue S Rocha and Ruth E Rocha, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 28, ROSEWOOD P.U.D. PHASE 1, AS PER PLAT RECORDED ON FEBRUARY 14, 2000
RECORDED UNDER 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): P116474 / 4745-000-028-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 11/8/2024

ROBERTO A BEJAR
Roberto A Bejar

State of SC

County of Lancaster

This record was acknowledged before me on November 8th 2024 by Roberto A Bejar.

[Signature]
(Signature of notary public)
Notary Public in and for the State of SC
My appointment expires: 03/12/2030

KENDALL REW
Notary Public-State of South Carolina
My Commission Expires
March 12, 2030

EXHIBIT "A"

Exceptions

1. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed
- Grantor: Puget Mill Company, a Corporation
 Recording Date: December 18, 1926
 Recording 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:
- Grantee: City of Mount Vernon, a Municipal Corporation of the State of Washington
 Dated: November 24, 1998
 Recorded: December 31, 1998
 Recording No: 9812310051
 Purpose: Utilities
 Affects: Portion of said premises
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Grantee: City of Mount Vernon, a Municipal Corporation of the State of Washington
 Dated: November 24, 1998
 Recorded: December 31, 1998
 Recording No: 9812310052
 Purpose: Street purposes (North 30th Street)
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Grantee: Puget Sound Power & Light Company
 Dated: July 14, 1999
 Recorded: August 12, 1999
 Recording No: 199908120018

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

Purpose: Underground electric transmission and/or distribution system

6. Quitclaim Deed for Boundary Line Adjustment and the terms and conditions thereof:
 Recording Date: December 4, 1998
 Recording No.: 9812040021
7. Quitclaim Deed for Boundary Line Adjustment and the terms and conditions thereof:
 Recording Date: December 4, 1998
 Recording No.: 9812040022
8. 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 the Plat of Rosewood P.U.D. Phase 1:
 Recording No: 200002140086
9. Agreement, including the terms and conditions thereof, entered into:
 By: Self Help Housing
 And Between: City of Mount Vernon
 Recorded: February 14, 2000
 Recording No. 200002140087
 Providing: Construction Agreement
10. 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
11. Any unpaid assessments or charges and liability to further assessments or charges, for which

EXHIBIT "A"Exceptions
(continued)

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: February 22, 2006
Recording No.: 200602220048

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.
14. Assessments, if any, levied by the City of Mount Vernon.
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 10/10/24
between Josue Rocha Ruth Rocha ("Buyer")
Buyer Buyer
and Roberto A Bejar ("Seller")
Seller Seller
concerning 2606 Briarwood Circle 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.

Roberto A Bejar 11/8/2024

Authenticated: Josue Rocha 10/10/24
Buyer Date

Authenticated: Roberto A. Bejar 10/04/2024
Seller Date

Authenticated: Ruth Rocha 10/10/24
Buyer Date

Seller Date