

When recorded return to:

Granger Investments NW, LLC
7826 178th Street Northwest
Stanwood, WA 98292Real Estate Excise Tax
Exempt

Skagit County Treasurer

By Kaylee OudmanAffidavit No. 20251596Date 05/23/2025

GNW 24-22201

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mount Vernon School District, a Washington municipal corporation Inc., 124 East Lawrence Street, Mount Vernon, WA 98273,

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

in hand paid, conveys, and warrants to Granger Investments NW, LLC, a Washington Limited Liability Company

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.Abbreviated legal description: Property 1:
Tract Y, ROSEWOOD P.U.D, PHASE 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 "B" attached hereto

Tax Parcel Number(s): P116506/4745-000-999-0400

Dated: 5-21-25

Mount Vernon School District, a Washington municipal corporation Inc.

By: [Signature]
Dr. Victor Vergara, Superintendent

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 21st day of May, 2025, by Dr. Victor Vergara,
Superintendent of Mount Vernon School District, a Washington municipal corporation.

(Signature of notary public)

Stamp

(Title of office)

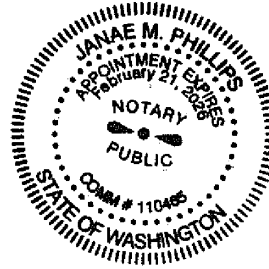
My commission expires: 2-21-26

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 3109 Rosewood Street, Mount Vernon, WA 98273
Tax Parcel Number(s): P116506/4745-000-999-0400

Property Description:

Tract Y, ROSEWOOD P.U.D, PHASE 1, as recorded February 14, 2000, under Auditor's File No. 200002140086, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT B

24-22201-KH

9. 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."

10. 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

11. 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

12. 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

13. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

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

Statutory Warranty Deed
LPB 10-05

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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.

14. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Rosewood P.U.D. Phase 1 recorded on February 14, 2000 as Auditor's File No. 200002140086.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

15. 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

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

Statutory Warranty Deed
LPB 10-05

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