

When recorded return to:
Joshua Daniel Michael Russell and Kari Suzanne Russell
1271 Arrezo Drive
Sedro Woolley, WA 98284



Skagit County Auditor \$77.00
1/29/2015 Page 1 of 6 1:56PM

Recorded at the request of:
Guardian Northwest Title
File Number: 108641

Statutory Warranty Deed

108641-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR John C. Hedrick, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Joshua Daniel Michael Russell and Kari Suzanne Russell, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 22 Sauk Mountain View Estates South PUD

Tax Parcel Number(s): P120683, 4819-000-022-0000

Lot 22, SAUK MOUNTAIN VIEW ESTATES – SOUTH, A PLANNED RESIDENTIAL DEVELOPMENT, according to the plat thereof recorded June 9, 2003, under Auditor's File No. 200306090032, records of Skagit County, Washington.

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

Dated 27 JAN 2015

John C. Hedrick

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015272
JAN 29 2015

Amount Paid \$ 3743⁰⁰
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that John C. Hedrick, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 1-27-15

Printed Name: Kimberly A Barrett
Notary Public in and for the State of Washington
Residing at Oak Harbor
My appointment expires: Aug 2016

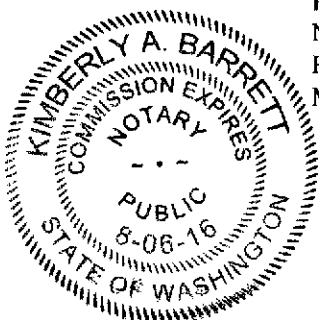


Exhibit "A"

A. EASEMENT, INCLUDING TERMS AND PROVISION THEREOF:

Grantee: The United States of America
Recorded: June 6, 1946 and July 17, 1946
Auditor's No.: 392628 and 394047
Purpose: One or more lines of electric power transmission structures and appurtenant signal lines

Area Affected:

A strip of land 125.0 feet in width, the boundaries of said strip lying 62.5 feet distant from, on each side of, and parallel with the survey line of the Arlington-Bellingham Transmission line as now located and staked.

B. EASEMENT, INCLUDING TERMS AND PROVISION THEREOF:

Grantee: The United States of America
Recorded: August 7, 1963
Auditor's No.: 639321
Purpose: One or more lines of electric power transmission structures and appurtenant signal lines

Area Affected:

A strip of land 137.5 feet in width, the boundaries of said strip lying 62.5 distant Easterly from and 75.0 feet distant Westerly from, and parallel with said survey line for the Snohomish-Blaine No. 1 Transmission line as said survey line being now located and staked.

C. EASEMENT, INCLUDING TERMS AND PROVISION THEREOF:

Grantee: Puget Sound Power & Light Company
Recorded: June 20, 1945
Auditor's No.: 381240
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Area Affected: Portion in Southeast 1/4 of the Northwest 1/4



201501290113

Skagit County Auditor

\$77.00

1/29/2015 Page

2 of

6 1:56PM

D. EASEMENT, INCLUDING TERMS AND PROVISION THEREOF:

Grantee: Puget Sound Power & Light Company
Recorded: April 18, 1990
Auditor's No.: 9004180059
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Area Affected:

Commencing at the Northwest corner of the above described Parcel A; thence South 00 degrees 38'43" East a distance of 279.87 feet along the West line thereof to the center of an existing transmission line and the true point of beginning of this centerline description; thence South 55 degrees 26'45" East a distance of 273.58 feet; thence South 40 degrees 20'02" East a distance of 867.53 feet to a point on the Northerly line of the Northern Pacific Railway right-of-way and the terminus of this centerline description.

Right-of-Way No. 2: (For overhang or undergrounding of facilities only)

Commencing at the Northeast corner of the above-described Parcel B; thence North 89 degrees 33'49" West a distance of 431.05 feet along the North line thereof to the center of an existing transmission line and the true point of beginning of this centerline description; thence South 55 degrees 26'45" East a distance of 28.53 feet to a point on the South line of the above-described Parcel B and the terminus of this centerline description.

The above-described easements to be either lengthened or shortened accordingly to intersect with the above described properties.

E. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry; together with the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed:

From: Skagit Realty Company
Recorded: October 23, 1915
Auditor's No.: 110291
Affects: Portion in the Southeast 1/4 of the Northwest 1/4
As Follows: Excepting and reserving, however, all mineral and mineral oils in or under any of said land, without, however, any right in, to or upon the surface of any of said land.



201501290113

Skagit County Auditor

\$77.00

1/29/2015 Page

3 of

6 1:56PM

F. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry; together with the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed:

From: The State of Washington
Recorded: July 28, 1908
Auditor's No.: 68626
Affects: Portion in the Southwest ¼ of the Northeast ¼
Follows: Excepting and reserving unto Grantor, its successors and assigns, all mineral and mineral oils in, or under any of said lands, whether said mineral or mineral oils are now known, or shall hereafter be discovered; without however any right in, to or upon the surface of any of said lands

G. EASEMENT, INCLUDING TERMS AND PROVISION THEREOF:

Grantee: Drainage District No. 14 of Skagit County Washington
Recorded: February 26, 1935
Auditor's No.: 267764
Purpose: Right-of-way for drainage ditch purposes, together with right of ingress and egress
Area Affected: Portion in the Southwest ¼ of the Northeast ¼ and other property

H. EASEMENT, INCLUDING TERMS AND PROVISION THEREOF:

Grantee: Pacific Northwest Pipeline Corporation
Recorded: September 14, 1956
Auditor's No.: 541476
Purpose: Constructing, maintaining, etc., pipeline or pipelines
Area Affected: Common "Park" Area

I. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas Corporation
Recorded: November 26, 1956
Auditor's No.: 544543
Purpose: Constructing, maintaining, etc., pipeline or pipelines
Area Affected: Affects Common "Park" Area

Authorization for encroachment of the driving range netting recorded October 10, 2001 under Auditor's File No. 200110100109.

Said instrument was corrected by instrument dated August 3, 1957 and recorded September 9, 1957 under Auditor's File No. 555867, records of Skagit County, Washington.



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J. EASEMENT, INCLUDING TERMS AND PROVISION THEREOF:

Grantee: Northwest Pipeline Corporation
Recorded: July 5, 2002
Auditor's No.: 200207050100
Purpose: Pipeline and related rights
Area Affected: Portion of subject plat

K. EASEMENT, INCLUDING TERMS AND PROVISION THEREOF:

Grantee: John A. Lange and Gayle Lange
Recorded: July 25, 2002
Auditor's No.: 200207250019
Purpose: Utilities, drainage, sewer lines, etc.
Area Affected: Portion of subject plat

L. EASEMENT, INCLUDING TERMS AND PROVISION THEREOF:

Grantee: Puget Sound Energy, Inc.
Recorded: April 7, 2003
Auditor's No.: 200304070119
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances

M. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Sauk Mountain Village, L.L.C., et al
And: City of Sedro Woolley, et al
Recorded: May 7, 2003, June 9, 2003, June 30, 2003 and February 3, 2004
Auditor's Nos.: 200305070171, 200305070172, 200306090031, 200306300002 and 200402030145
Regarding: Development conditions and provisions

Developer's Indemnification of Future Owners recorded November 7, 2003 under Auditor's File No. 200311070175.

N. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: June 9, 2003
Auditor's No.: 200306090033
Executed By: John and Gayle Lange

Amended by those instruments recorded under Skagit County Auditor's File Nos. 200306300001, 200401280120 and 200403020062.



O. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Sauk Mountain View Estates – South, A
Planned Residential Development
Recorded: June 9, 2003
Auditor's No.: 200306090032

P. Any tax, fee, assessments or charges as may be levied by Sauk Mountain View Estates Homeowners Association.



201501290113

Skagit County Auditor

1/29/2015 Page

6 of

6

\$77.00

1:56PM