

When recorded return to:
Eduardo Nuno and Maria Nuno
1268 Arrezo Drive
Sedro Woolley, WA 98284



Skagit County Auditor \$78.00
8/15/2016 Page 1 of 6 10:21AM

Recorded at the request of:
Guardian Northwest Title
File Number: 111977

Statutory Warranty Deed

111977
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS James R. Chasson and Susan R. Chasson, unmarried persons who acquired title as husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to ~~Edward~~ Eduardo Nuno and Maria Nuno, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: Edwards
Lot 2, Sauk Mountain View Estates – South – A PRD, PH. 3

Tax Parcel Number(s): P122916, 4860-000-002-0000

Lot 2, "SAUK MOUNTAIN VIEW ESTATES – SOUTH – A PLANNED RESIDENTIAL DEVELOPMENT PHASE 3", according to the plat thereof recorded May 26, 2005, under Auditor's File No. 200505260107, 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 8-12-16

James Chasson
James Chasson

Susan Chasson SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016 3539
AUG 15 2016

Amount Paid \$ 2995.40
Skagit Co. Treasurer
By man Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

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

Date: 8-12-16

Katie Hickok
Printed Name: Katie Hickok
Notary Public in and for the State of Washington
Residing at W. Wernon
My appointment expires: 1/07/2019

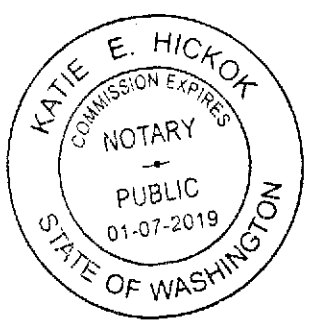


Exhibit A

SCHEDULE "B-1"

EXCEPTIONS:

A. Reservations contained in deed from the State of Washington recorded in Volume 68 of Deeds, page 357, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

From: The Wolverine Company
Recorded: June 28, 1908
Auditor's No.: Volume 68 of Deeds, page 357
To: Frank Benecke and Marie Benecke, husband and wife
As Follows: Excepting however, from the operation of this deed and reserving unto the said party of the first party, its successor and assigns, all mineral and mineral oils in or under any of said lands, whether said minerals or mineral oils are now known, or part of the first part, its successors or assigns, in, to or upon the surface of any of said lands.

Affects: Portion lying within Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$

B. RESERVATION CONTAINED IN DEED:

Executed by: C. A. Wicker, a bachelor
Recorded: September 26, 1912
Auditor's No.: 93017
As Follows: Excepting and reserving all minerals, oils, gases and fossils in or upon said premises and the right to enter said premises for any purpose incidental to the prospecting, mining, or extracting the same from said premises, provided, however, that the said party of the second part, his heirs, administrators and assigns shall be compensated for all damage done to the surface and soil of said land, and the improvements thereon.

C. 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
Purpose: 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

Affects: Portion in the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$

Note: No search of the record has been made as to the present ownership of said rights.

D. 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
Purpose: 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
Affects: Portion in the Southwest 1/4 of the Northeast 1/4

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Pacific Northwest Pipeline Corporation
Recorded: September 14, 1956
Auditor's No.: 541476
Purpose: Constructing, maintaining, etc., pipeline or pipelines
Area Affected: Portion in the Southwest 1/4 of the Northeast 1/4 and other property (Affects Common "Park" Area)

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

F. 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: Portion in the Southwest 1/4 of the Northeast 1/4 and other property (Affects Common "Park" Area)

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.

G. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Northwest Pipeline Corporation
Recorded: July 5, 2002
Auditor's No.: 200207050100
Purpose: Pipeline and related rights
Area Affected: Portion in the Northeast 1/4

H. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: John A. Lange and Gayle Lange
Recorded: July 25, 2002
Auditor's No.: 200207250019
Purpose: Utilities, drainage, sewer lines, etc.
Area Affected: This and other property

I. EASEMENT, INCLUDING TERMS AND PROVISIONS 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
Affects: All streets and roads; a 10 foot strip parallel to all roads;
all areas within 10 feet of vaults and transformer

J. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Present and future owners of land
Recorded: November 5, 1979
Auditor's No.: 7911050071
Purpose: Ingress, egress and utilities
Area Affected: A 60-foot strip of land in the portion of the Southeast $\frac{1}{4}$
of the Northwest $\frac{1}{4}$

K. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Recorded: April 18, 1990
Auditor's No.: 9004180059
Purpose: Right to construct, operate, maintain, repair, replace and
enlarge one or more electric transmission and/or distribution
lines over and/or under the right of way;
Location: A portion of the subject property

L. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Betty Bolton
And: TNT Construction, Inc.
Recorded: June 11, 1980
Auditor's No.: 8006110010
Regarding: Usage of access road

M. AGREEMENT AND THE TERMS AND PROVISIONS THEREOF:

Between: Northwest Pipeline Corporation
And: John A. Lange and Gayle Lange
Recorded: October 10, 2001
Auditor's No.: 200110100109
Providing: Authorization for specific encroachment
Affects: Portion in the Southwest ¼ of the Northeast ¼

N. 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 January
29, 2004
Auditor's Nos.: 200305070171, 200305070172, 200306090031,
200306300001 and 200401290098
Regarding: Development conditions and provisions

Developer's Indemnification of Future Owners recorded March 2, 2004 under Auditor's File No.
200403020063.

O. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: John Lange and Gayle Lange, their heirs and all future
owners, successors or assigns
Recorded: July 20, 2005
Auditor's No.: 200507200156
Purpose: Drainage
Area Affected: A portion of the subject property

P. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: John Lange and Gayle Lange, their heirs and all future
owners, successors or assigns
Recorded: July 20, 2005
Auditor's No.: 200507200157
Purpose: Drainage
Area Affected: A portion of the subject property

Q. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: John Lange and Gayle Lange, their heirs and all future
owners, successors or assigns
Recorded: July 20, 2005
Auditor's No.: 200507200158
Purpose: Grading
Area Affected: A portion of the subject property

Form No. 1068-2
ALTA Plain Language Commitment

Commitment No.: 111977
~~110615~~

R. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: John Lange and Gayle Lange, their heirs and all future owners, successors or assigns
Recorded: July 20, 2005
Auditor's No.: 200507200159
Purpose: Grading
Area Affected: A portion of the subject property

S. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, 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

Said instrument was modified by instruments recorded June 30, 2003, January 28, 2004 and March 2, 2004, under Auditor's File Nos. 200306300001, 200401280120 and 200403020062.

T. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Plat/Subdivision Name: Sauk Mountain View Estates - South - A
Planned Residential Development Phase 3
Recorded: May 26, 2005
Auditor's No.: 200505260107