



201707190012

When recorded return to:  
Anna M Kitchener and Jordan K Kitchener  
1271 Arrezo Drive  
Sedro Woolley, WA 98284

Skagit County Auditor \$80.00  
7/19/2017 Page 1 of 8 11:44AM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

CHICAGO TITLE  
620031199

Escrow No.: 620031199

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Joshua Daniel Russell and Kari Suzanne Russell, a married couple  
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration  
in hand paid, conveys, and warrants to Anna M Kitchener and Jordan K Kitchener, wife and husband

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

Situated in Skagit County, Washington.

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

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

Subject to:

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

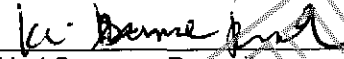
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2017 3299  
JUL 19 2017

Amount Paid \$ 4,631.22 ✓  
Skagit Co. Treasurer  
By B1 Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: July 10, 2017

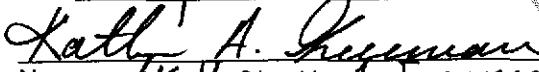
  
\_\_\_\_\_  
Joshua Daniel Russell

  
\_\_\_\_\_  
Kari Suzanne Russell

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Joshua Daniel Russell and Kari Suzanne Russell are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 17, 2017

  
\_\_\_\_\_  
Name: Kathryn A. Freeman  
Notary Public in and for the State of WA  
Residing at: Snohomish CO  
My appointment expires: 9-01-2018

**KATHERYN A. FREEMAN**  
**STATE OF WASHINGTON**  
**NOTARY --- PUBLIC**  
My Commission Expires 9-01-2018

**EXHIBIT "A"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: The United States of America  
Purpose: One or more lines of electric power transmission structures and appurtenant signal lines  
Recording Date: June 6, 1946 and July 17, 1946  
Recording No.: 392628 and 394047  
Affects: 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
  
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: The United States of America  
Purpose: One or more lines of electric power transmission structures and appurtenant signal lines  
Recording Date: August 7, 1963  
Recording No.: 639321  
  
Affects: A strip of land 137.5 feet in width, the boundaries of said strip lying 62.5 feet 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
  
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Puget Sound Power and Light Company  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: September 20, 1945  
Recording No: 381240  
Affects: Portion in Southeast Quarter of the Northwest Quarter
  
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Present and future owners  
Purpose: Ingress, egress and utilities  
Recording Date: November 5, 1979  
Recording No.: 7911050071  
Affects: A 60-foot strip of land in the portion of the

**EXHIBIT "A"**

Exceptions  
(continued)

Southeast Quarter of the Northwest Quarter

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Power and Light Company  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: April 18, 1990  
Recording No.: 9004180059  
Affects: Property herein described and includes other property
6. Exceptions and reservations contained in deed whereby the grantor excepts and reserves 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
- Grantor: State of Washington  
Recording No.: 110291
7. Exceptions and reservations contained in deed whereby the grantor excepts and reserves 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
- Grantor: State of Washington  
Recording No.: 68626
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Drainage District No. 14 of Skagit County, Washington  
Purpose: Right of way for drainage ditch purposes. Together with right of ingress and egress  
Recording Date: February 26, 1935  
Recording No.: 267764  
Affects: Portion in the Southwest Quarter of the Northeast Quarter and other property
9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Pacific Northwest Pipeline  
Purpose: Constructing, maintaining, etc. pipeline or pipelines  
Recording Date: September 14, 1956  
Recording No.: 541476

**EXHIBIT "A"**

Exceptions  
(continued)

- Affects:** Portion in the Southwest Quarter of the  
Northeast Quarter and other property
10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Cascade Natural Gas Corporation  
Purpose: Constructing, maintaining, etc. Pipeline or pipelines  
Recording Date: November 26, 1956  
Recording No.: 544543  
Affects: Portion in the Southwest Quarter of the  
Northeast Quarter and other property
- Amended by instrument(s):
- Recording Date: September 9, 1957  
Recording No: 555867
11. Agreement, including the terms and conditions thereof; entered into;
- Recording Date: October 10, 2001  
Recording No.: 200110100109  
By: Northwest Pipeline Corporation  
And Between: John A. Lange and Gayle Lange  
Providing: Authorization for specific encroachment  
Affects: Portion in the Southwest Quarter of the Northeast Quarter
12. Agreement, including the terms and conditions thereof; entered into;
- Recording Date: January 22, 2002  
Recording No.: 200201220096  
By: John A. Lange and Joy G. Lange  
And Between: North County Bank  
Providing: Hazardous Substances Agreement  
Affects: Said premises
13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Northwest Pipeline Corporation  
Purpose: Pipeline and related rights  
Recording Date: July 5, 2002

**EXHIBIT "A"**

Exceptions  
(continued)

Recording No.: 200207050100  
Affects: Portion in the Northeast Quarter

14. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: John A. Lange and Gayle Lange  
Purpose: Utilities, Drainage, Sewer lines, etc.  
Recording Date: July 25, 2002  
Recording No.: 200207250019  
Affects: Property herein described and includes other property

15. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power and Light Company  
Purpose: Electric transmission and/or distribution line,  
together with necessary appurtenances  
Recording Date: April 7, 2003  
Recording No: 200304070119

16. Agreement, including the terms and conditions thereof; entered into;

By: Sauk Mountain Village, L.L.C., et al  
And Between: City of Sedro Woolley, et al  
Recorded: May 7, 2003  
Auditor's No.: 200305070172, records of Skagit County, Washington  
Providing: Development conditions and provisions

17. Agreement, including the terms and conditions thereof; entered into;

By: Sauk Mountain Village, L.L.C., et al  
And Between: City of Sedro Woolley, et al  
Recording Date: May 7, 2003  
Recording No.: 200305070171

Said instrument is a re-recording of instrument(s):

Recording Date: March 26, 2003  
Recording No: 200303260180

Amended by instrument(s):

Recording Date: March 2, 2004  
Recording No: 200403020063

18. Agreement, including the terms and conditions thereof; entered into;

**EXHIBIT "A"**

Exceptions  
(continued)

By: John and Gayle Lange, et al  
And Between: City of Sedro Woolley, et al  
Recording Date: June 9, 2003  
Recording No.: 200306090031

Amended by instrument(s):

Recording Date: February 3, 2004  
Recording No: 200402030145

Said instrument is a re-recording of instrument(s):

Recording Date: January 29, 2004  
Recording No: 200401290098

Amended by instrument(s):

Recording Date: December 21, 2006  
Recording No: 200612210120

19. Covenants, conditions and restrictions 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 9, 2003  
Recording No.: 200306090033

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 30, 2003 and January 28, 2004  
Recording No.: 200306300001 and 200401280120

20. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 face of said PLAT SAUK MOUNTAIN VIEW ESTATES - SOUTH A PLANNED RESIDENTIAL DEVELOPMENT.

Recording No: 200306090032

## EXHIBIT "A"

### Exceptions (continued)

21. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:
- Imposed by: Sauk Mt. View Estates South Homeowners Association  
Recording Date: June 9, 2003  
Recording No.: 200306090033
22. Terms, conditions, and restrictions of that instrument entitled Developers Indemnification of Future Owners:
- Recording Date: November 7, 2003  
Recording No.: 200311070075
23. Notice contained in deed
- Recording Date: September 15, 2004  
Recording No.: 200409150043  
Regarding: Skagit County Right to Farm Ordinance
24. 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 19, 2015  
Recording No.: 201505190051
25. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:
- Imposed by: Sauk Mountain View Estates South Homeowners Association  
Recording Date: May 19, 2015  
Recording No.: 201505190051
26. City, county or local improvement district assessments, if any.
27. Assessments, if any, levied by City of Sedro Woolley.
28. Assessments, if any, levied by Sauk Mt. View Estates South Homeowners Association.