



201709200100

Skagit County Auditor 9/20/2017 Page 1 of 5 3:45PM \$78.00

When recorded return to: Travis Vess and Mindy Bunch 1530 E. Gateway Heights Loop Sedro Woolley, WA 98284

Recorded at the request of: Guardian Northwest Title File Number: 113730

Statutory Warranty Deed 113730 GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Rick Zane Gibson, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Travis Vess and Mindy Bunch, both unmarried persons the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: Lot 61, Sauk Mountain View North PUD Phase 4

Tax Parcel Number(s): P131106, 6009-000-000-0061

Lot 61, SAUK MOUNTAIN VIEW ESTATES NORTH - A PLANNED RESIDENTIAL DEVELOPMENT - PHASE IV, according to the plat thereof recorded March 22, 2012 under Auditor's File No. 201203220011, records of Skagit County, Washington.

Situated in 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 9-18-17

[Signature] Rick Zane Gibson

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX 20174444 SEP 20 2017

Amount Paid \$ 4980.10 Skagit Co. Treasurer By [Signature] Deputy

STATE OF Washington } COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Rick Zane Gibson, 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: 9-18-17 [Signature] Printed Name: Katie Hickok Notary Public in and for the State of Washington Residing at , Wtvernon My appointment expires: 1/07/2019

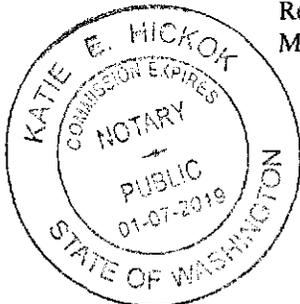


Exhibit A

**EXCEPTIONS:**

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Pacific Northwest Pipeline Corporation  
Dated: March 28, 1956  
Recorded: September 13, 1956  
Auditor's No: 541527  
Affects: Open Space Area

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Pacific Northwest Pipeline Corporation  
Dated: April 24, 1956  
Recorded: September 19, 1956  
Auditor's No: 541747  
Purpose: A 50-foot wide portion of subject property  
Affects: Open Space Area

The width of said easement was widened to 75 feet by document recorded December 29, 1969, as Auditor's File No. 734415.

C. Reservations contained in Deed dated February 14, 1912, executed by J. Elmer Bovey, a bachelor, recorded February 19, 1912, under Auditor's File No. 89818, as follows:

Excepting any minerals or mineral oils that may have been or may hereafter be discovered on said premises.

(Affects a portion)

D. RESERVATIONS CONTAINED IN DEED

Executed by: The Wolverine Company  
Recorded: February 1, 1906  
Auditor's No: 55459  
As Follows:

Excepting however, from the operation of this Deed, and reserving unto the party of the first part, 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.

E. RESERVATIONS CONTAINED IN DEED

Executed by: Northern Pacific Railway Company, a Wisconsin Corporation  
Recorded: June 14, 1965  
Auditor's No.: 667520  
As Follows:

Excepting and reserving unto the Grantor, its successors and assigns, forever all minerals of every nature whatsoever.

F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.  
Dated: April 17, 2007  
Recorded: April 23, 2007  
Auditor's No.: 200704230157  
Purpose: "utility systems..."  
Area Affected: Portions of the subject property

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

Dated: July 8, 2005  
Recorded: July 18, 2005  
Auditor's No.: 200507180165  
Executed By: Grandview Home LLC, et al

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED BY THE FOLLOWING:

Recorded: March 17, 2015 and February 12, 2016  
Auditor's No.: 201503170063 and 201602120044

H. 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 No.: 200305070171, 200305070172, 200306090031, 200306300001 and 200402030145  
Regarding: Development conditions and provisions

I. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy  
Dated: March 21, 2003  
Recorded: April 7, 2003  
Auditor's No.: 200304070119  
Purpose: "...utility systems..."  
Area Affected: Portions of the subject property

J. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Northwest Pipeline Corporation  
Dated: June 13, 2002  
Recorded: June 26, 2002  
Auditor's No.: 200206260089  
Purpose: "...pipeline or pipelines..."  
Area Affected: Open Space Area

K. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Northwest Pipeline Corporation, its successors and/or assigns  
Dated: June 11, 2002  
Recorded: July 2, 2002  
Auditor's No.: 200207020123  
Purpose: Right-of-way and Easement  
Area Affected: Open Space Area

Said Easement was re-recorded August 26, 2002 under Auditor's File No. 200208260142.

L. 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:

Name: Sauk Mountain View Estates – North, a Planned Residential Development – Phase IV  
Recorded: March 22, 2012  
Auditor's No.: 201203220011

M. Any tax, fee, assessments or charges as may be levied by Sauk Mountain Estates North Phases  
HOA Homeowners Association.

N. 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:

Name: Record of Survey  
Recorded: February 18, 2016  
Auditor's No.: 201602180008

O. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS,  
CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: January 15, 2016  
Auditor's No.: 201601150050  
Regarding: Skagit County Right-to-Manage Natural Resource  
Lands

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said  
notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are  
not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy  
only, without the expectation that all such matters have been shown.