

When recorded return to:
William Henry Johnson
1521 Portobello Avenue
Sedro Woolley, WA 98284



Skagit County Auditor \$82.00
11/7/2017 Page 1 of 9 3:33PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620032384

CHICAGO TITLE
020032384

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brian T. Nicol and Carly A. Nicol, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to William Henry Johnson, a single man

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

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

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

Lot(s): 9 SAUK MOUNTAIN VIEW ESTATES - SOUTH - PUD

Tax Parcel Number(s): P120670 / 4819-000-009-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20175253
NOV 07 2017

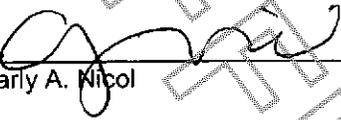
Amount Paid \$ 3,965.50
Skagit Co. Treasurer
By *Mdm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: November 3, 2017



Brian T. Nicol

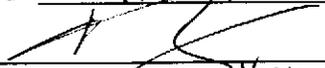


Carly A. Nicol

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Brian T. Nicol and Carly A. Nicol 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: 11/3/17



Name: Kellia Amayo
Notary Public in and for the State of WA
Residing at: Sedro Woolley
My appointment expires: 6/19/21

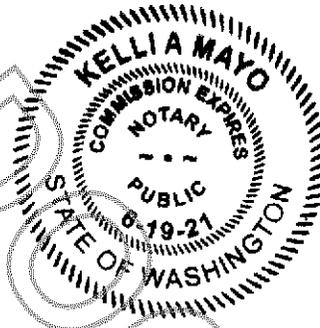


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P120670 / 4819-000-009-0000

Lot 9, 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;

EXCEPT the Northeasterly 2.5 feet thereof.

Situated in Skagit County, Washington.

EXHIBIT "B"
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 Southeast Quarter of the Northwest Quarter

EXHIBIT "B"

**Exceptions
(continued)**

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
Affects: Portion in the Southwest Quarter of the
Northeast Quarter and other property

EXHIBIT "B"

Exceptions (continued)

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

EXHIBIT "B"

Exceptions
(continued)

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;

By: John and Gayle Lange, et al

EXHIBIT "B"

Exceptions
(continued)

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, January 28, 2004 and May 19, 2015
Recording No.: 200306300001, 200401280120 and 201505190051

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

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:

EXHIBIT "B"

Exceptions
(continued)

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. Skagit County Right to Farm, including the terms, covenants and provisions thereof

Recording Date: September 30, 2004
Recording No.: 200409300192

24. City, county or local improvement district assessments, if any.

25. Assessments, if any, levied by City of Sedro Woolley.

26. Assessments, if any, levied by Sauk Mt. View Estates South Homeowners Association.