

When recorded return to:

Christopher Grant Tucker and Astrid Tucker
1312 Cascadia Drive
Sedro Woolley, WA 98284



201801310092

Skagit County Auditor

\$80.00

1/31/2018 Page

1 of

7 1:56PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620033261

CHICAGO TITLE

620033261

STATUTORY WARRANTY DEED

THE GRANTOR(S) Erik M. Mora-Villegas and Amelia Manrique, 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 Christopher Grant Tucker and Astrid Tucker, husband and wife

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): 21 SAUK MOUNTAIN VIEW ESTATES - NORTH - P R D, PHASE 2

Tax Parcel Number(s): P121356 / 4829-000-021-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018377

JAN 31 2018

Amount Paid \$ 4633.00
Skagit Co. Treasurer
By *BI* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: January 24, 2018

Erik Mora-Villegas
Erik M. Mora-Villegas

Amelia Manrique
Amelia Manrique

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Erik M. Mora-Villegas and Amelia Manrique 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: January 29, 2018

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

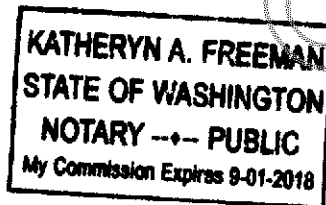


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P121356 / 4829-000-021-0000

Lot 21 SAUK MOUNTAIN VIEW ESTATES NORTH – A PLANNED RESIDENTIAL DEVELOPMENT PHASE 2, according to the plat thereof recorded January 29, 2004, under Auditor's File No. 200401290095, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Exceptions and reservations as contained in instrument;
Recorded: February 1, 1907
Auditor's No.: 60673, records of Skagit County, Washington
Executed By: The Wolverine Company
As Follows: 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 not known, or shall hereafter be discovered; without however, any right of the party of the first part, its successors or assigns, in, to or upon the surface of any of said lands.
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 17, 1946
Auditor's No(s): 394047, records of Skagit County, Washington
In favor of: United States of America
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: A strip of land 125 feet in width, the boundaries of said strip lying 62.5 feet distant from, on each side of, and parallel to the survey line of the Arlington-Bellingham transmission line as now located and staked
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: August 7, 1963
Auditor's No(s): 639321, records of Skagit County, Washington
In favor of: United States of America
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: A strip of land 137.5 feet in width, the boundaries of said strip lying 62.5 feet distant Easterly from and 75 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
4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 20, 1955
Auditor's No(s): 525118, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: South 20 feet of the West 165 feet
5. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: April 7, 2003
Auditor's No.: 200304070119, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
Affects: Said premises and other property

EXHIBIT "B"

Exceptions (continued)

6. Agreement, including the terms and conditions thereof; entered into;
By: City of Sedro Woolley
And Between: Dukes Hill, L.L.C. a Washington limited liability company - et al
Recorded: May 7, 2003
Auditor's No.: 200305070171, records of Skagit County, Washington
Providing: Development Agreement
Affects: Said premises and other property
- Said instrument is a re-recording of instrument (s);
Recorded: March 26, 2003
Auditor's File No(s): 200303260180, records of Skagit County, Washington
- AMENDED by instrument(s):
Recorded: May 7, 2003
Auditor's No(s): 200305070172, records of Skagit County, Washington
7. Agreement, including the terms and conditions thereof; entered into;
By: City of Sedro Woolley
And Between: Dukes Hill, L.L.C. a Washington limited liability company, et al
Recorded: January 29, 2004
Auditor's No.: 200401290098, records of Skagit County, Washington
Providing: Development Agreement regarding obligations arising from Development Approval
Affects: Said premises and other property
- AMENDED by instrument(s):
Recorded: February 3, 2004 and December 21, 2006
Auditor's No(s): 200402030063 and 200612210120, records of Skagit County, Washington
8. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;
Recorded: February 3, 2004
Auditor's No(s): 200402030144 being a re-recording of 200401290096, records of Skagit County, Washington
Executed By: Dukes Hill, L.L.C.
9. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: February 2, 2004
Auditor's No.: 200402020108, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
Affects:

EXHIBIT "B"

Exceptions (continued)

Easement No. 1: All street, alley and road rights-of-way and access easements as now or hereafter designed, platted, and/or constructed within the above described property, (When said streets and roads are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street, alley and road rights-of-way.

10. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 SAUK MOUNTAIN VIEW ESTATES NORTH - PRD PH. 2:

Recording No: 200401290095

11. Agreement, including the terms and conditions thereof; entered into;
By: City of Sedro Woolley
And Between: Sauk Mountain Village LLC et al
Recorded: June 9, 2003
Auditor's No.: 200306090031, records of Skagit County, Washington
Providing: Development Agreement
Affects: Said premises and other property
12. Agreement, including the terms and conditions thereof; entered into;
By: City of Sedro Woolley
And Between: S-W Land Co., LLC et al
Recorded: March 29, 2002
Auditor's No.: 200203290183, records of Skagit County, Washington
Providing: Annexation Agreement
Affects: Said premises and other property
13. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: February 2, 2004
Auditor's No.: 200402020108, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
Affects:

Easement No. 1: All Street, alley and road rights-of-way and access easements as now or hereafter designed, platted, and/or constructed within the above described property. (When said street and roads are dedicated to the public, this clause shall become null and void.)

EXHIBIT "B"

Exceptions (continued)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street, alley and road rights-of-way.

14. City, county or local improvement district assessments, if any.
15. Assessments, if any, levied by City of Sedro-Woolley.