

When recorded return to:  
Alan T Hix and Kimberly Hix  
1416 Vecchio Court  
Sedro Woolley WA 98284



201802160099

Skagit County Auditor \$82.00  
2/16/2018 Page 1 of 9 1:45PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620033428

CHICAGO TITLE  
020033428

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Rodney G. Anderson, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Alan T Hix and Kimberly Hix, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:  
Lot 21, SAUK MOUNTAIN VIEW ESTATES SOUTH - A PLANNED RESIDENTIAL DEVELOPMENT PHASE 2, according to the plat thereof, recorded January 29, 2004, under Auditor's File No. 200401290101, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P121325 / 4830-000-021-0000,

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2018628  
FEB 16 2018

Amount Paid \$4633.<sup>00</sup>  
Skagit Co. Treasurer  
By *[Signature]* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: February 8, 2018

Rodney G. Anderson  
Rodney G. Anderson

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Rodney G. Anderson is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: February 14, 2018

Lourea L. Garka  
Name: Lourea L. Garka  
Notary Public in and for the State of WA  
Residing at: Arlington  
My appointment expires: 10/27/2018

LOUREA L. GARKA  
STATE OF WASHINGTON  
NOTARY -- PUBLIC  
My Commission Expires 10-27-2018

**EXHIBIT "A"**  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: June 6, 1946 and July 17, 1946  
Auditor's No(s): 392628 and 394047, records of Skagit County, Washington  
In favor of: The United States of America  
For: One or more lines of electric power transmission structures and appurtenant signal lines  
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, 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: The United States of America  
For: One or more lines of electric power transmission structures and appurtenant signal lines  
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, including the terms and conditions thereof, granted by instrument(s);  
Recorded: June 20, 1945  
Auditor's No(s): 381240, 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: Portion in Southeast Quarter of the Northwest Quarter
  
4. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: November 5, 1979  
Auditor's No(s): 7911050071, records of Skagit County, Washington  
In favor of: Present and future owners of land  
For: Ingress, egress and utilities  
Affects: A 60-foot strip of land in the portion of the Southeast Quarter of the Northwest Quarter
  
5. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: April 18, 1990  
Auditor's No(s): 9004180059, 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:

Commencing at the Northwest corner of the above described Parcel A;

## EXHIBIT "A"

### Exceptions (continued)

Thence South 00°38'43" East a distance of 279.87 feet along the West line thereof to the center of an existing transmission line and the true point of beginning of this centerline description;  
Thence South 55°26'45" East a distance of 273.58 feet;  
Thence South 40°20'02" East a distance of 867.53 feet to a point on the Northerly line of the Northern Pacific Railway right-of-way and the terminus of this centerline description.

Right-of-Way No. 2: (For overhang or undergrounding of Facilities only)

6. 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, records of Skagit County, Washington  
Affects: Portion in the Southeast Quarter of the Northwest Quarter  
As Follows: 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

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

7. 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, records of Skagit County, Washington  
Executed By: The Wolvering Company  
Affects: Portion in the Southwest Quarter of the Northeast Quarter  
As Follows: 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

8. Easement, including the terms and conditions thereof, disclosed by instrument(s),  
Recorded: February 26, 1935  
Auditor's No(s).: 267764, records of Skagit County, Washington  
In favor of: Drainage District No. 14 of Skagit County Washington  
For: Right of way for drainage ditch purposes. Together with right of ingress

## EXHIBIT "A"

### Exceptions (continued)

- and egress  
Affects:  
property
- Portion in the Southwest Quarter of the Northeast Quarter and other
9. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: September 14, 1956  
Auditor's No(s): 541476, records of Skagit County, Washington  
In favor of: Pacific Northwest Pipeline Corporation  
For: Constructing, maintaining, etc. pipeline or pipelines  
Affects: Portion in the Southwest Quarter of the Northeast Quarter and other  
property
10. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: November 26, 1956  
Auditor's No(s): 544543, records of Skagit County, Washington  
In favor of: Cascade Natural Gas Corporation  
For: Constructing, maintaining, etc. Pipeline or pipelines  
Affects: Portion in the Southwest Quarter of the Northeast Quarter and other  
property
- 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.
11. Agreement, including the terms and conditions thereof, entered into;  
By: Northwest Pipeline Corporation  
And Between: John A. Lange and Gayle Lange  
Recorded: October 10, 2001  
Auditor's No.: 200110100109, records of Skagit County, Washington  
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;  
By: John A. Lange and Joy G. Lange  
And Between: North County Bank  
Recorded: January 22, 2002  
Auditor's No.: 200201220096, records of Skagit County, Washington  
Providing: Hazardous Substances Agreement  
Affects: Said premises
13. Easement, including the terms and conditions thereof, created by instrument(s);  
Recorded: July 5, 2002  
Auditor's No(s): 200207050100, records of Skagit County, Washington  
In favor of: Northwest Pipeline Corporation  
For: Pipeline and related rights  
Affects: Portion in the Northeast Quarter

## EXHIBIT "A"

### Exceptions (continued)

14. Easement, including the terms and conditions thereof, created by instrument(s);  
Recorded: July 25, 2002  
Auditor's No(s): 200207250019, records of Skagit County, Washington  
In favor of: John A. Lange and Gayle Lange  
For: Utilities, Drainage, Sewer lines, etc.  
Affects: This and other property
15. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: April 7, 2003  
Auditor's No(s): 200304070119, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc.  
For: Electric transmission and/or distribution line, together with necessary appurtenances
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: City of Sedro Woolley, et al  
And Between: City of Sedro Woolley, et al  
Recorded: May 7, 2003  
Auditor's No.: 200305070171, records of Skagit County, Washington  
Providing: Development conditions and provisions
- Said instrument is a re-recording of instrument (s);  
Recorded: March 26, 2003  
Auditor's File No(s): 200303260180, records of Skagit County, Washington
18. Agreement, including the terms and conditions thereof; entered into;  
By: John and Gayle Lange, et al  
And Between: City of Sedro Woolley, et al  
Recorded: June 9, 2003  
Auditor's No.: 200306090031, records of Skagit County, Washington  
Providing: Development conditions and provisions
- AMENDED by instrument(s):  
Recorded: June 30, 2003  
Auditor's No(s): 200306300001, records of Skagit County, Washington
19. 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

## EXHIBIT "A"

### Exceptions (continued)

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: June 9, 2003

Auditor's No(s): 200306090033, records of Skagit County, Washington

Executed By: John and Gayle Lange

AMENDED by instrument(s):

Recorded: June 30, 2003, January 28, 2004 and May 19, 2015

Auditor's No(s): 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 SAUK MOUNTAIN VIEW ESTATES SOUTH - A PLANNED RESIDENTIAL DEVELOPMENT PHASE 2:

Recording No: 200401290101

21. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: June 9, 2003

Auditor's No(s): 200306090033, records of Skagit County, Washington

Imposed By: Sauk Mt. View Estates South Homeowners Association

22. 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

23. Exceptions and reservations as contained in Deed;

From: C.A. Wicker, a bachelor

Recorded: September 26, 1912

Auditor's No.: 93017, records of Skagit County, Washington

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

## EXHIBIT "A"

### Exceptions (continued)

the improvements thereon.

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

24. Agreement, including the terms and conditions thereof; entered into:  
By: Betty Bolton  
And Between: TNT Construction, Inc.  
Recorded: June 11, 1980  
Auditor's No.: 8006110010, records of Skagit County, Washington  
Providing: Usage of access road
25. Notes on the face of "AFFIDAVIT OF CORRECTION AND CLARIFICATION" dated February 25, 2004;
- (TRACT A) Private road tract is hereby granted to Lots 3 and 4 together with all maintenance obligations. This tract shall remain an appurtenance to, and inseparable from, said lots.
- (TRACT B) Private road tract is hereby granted to Lots 13 and 14 together with all maintenance obligations. This tract shall remain an appurtenance to, and inseparable from, said lots.
- Tract B is also encumbered by a 10-foot wide easement for community walkway purposes along the Northeasterly side of said Tract B.
- (TRACT F) is a community walkway 10 feet in width and is hereby designated "common open space" as defined and provided for in the recorded plat covenants and restrictions (Auditor's File No. 200306090033, records of Skagit County, Washington)
26. Affidavit of Correction and Clarification;  
Dated: February 25, 2004  
Recorded: March 2, 2004  
Auditor's File No.: 200403020062, records of Skagit County, Washington  
Executed By: Ronald T. Jepson, P.E., PLS, John Lange and Gayle Lange
27. Developer's Indemnification of Future Owners
- Recording Date: March 2, 2004  
Recording No.: 200403020063
28. City, county or local improvement district assessments, if any.
29. Liability to future assessments, if any, levied by the City of Sedro Woolley.



**EXHIBIT "A"**

Exceptions  
(continued)

30. Dues, charges, and assessments, if any, levied by Sauk Mountain View Estates South Homeowner's Association.