

When recorded return to:  
David N. Gruye, II  
1225 Arrezo Drive  
Sedro Woolley, WA 98284



201802200081

Skagit County Auditor \$83.00  
2/20/2018 Page 1 of 10 1:44PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620033232

CHICAGO TITLE

020033232

### STATUTORY WARRANTY DEED

THE GRANTOR(S) David A. Ursino and Jada M. Ursino, 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 David N. Gruye II, a single man and Chantal N. Treider, a single woman

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 PHASE 3, according to the plat thereof, recorded May 26, 2005, under Auditor's File No. 200505260107, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P122936 / 4860-000-022-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2018652  
FEB 20 2018

Amount Paid \$4,544.00  
Skagit Co. Treasurer  
By *[Signature]* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: February 12, 2018

David A. Ursino

David A. Ursino

Jada M. Ursino

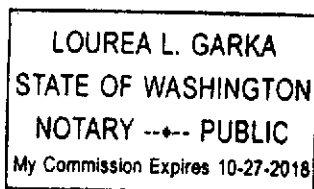
Jada M. Ursino

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that David A. Ursino and Jada M. Ursino 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: February 15, 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



**EXHIBIT "A"**  
Exceptions

1. 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 and egress  
Affects: Portion in the Southwest Quarter of the Northeast Quarter and other property
2. 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
3. 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
4. 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
5. 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.

## EXHIBIT "A"

### Exceptions (continued)

6. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: June 19, 1963  
Auditor's No(s): 637410, records of Skagit County, Washington  
In favor of: United States of America  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: Portion lying within a strip of land 137.5 feet in width and lying on the  
Northeasterly side of, running parallel with and adjoining the existing 125 foot right of way  
of the Bonneville Power Administration's Arlington-Bellingham transmission line
7. 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
8. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: January 30, 1969  
Auditor's No(s): 722786, 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 262.5 feet in width, lying 75 feet Northeasterly from and 187.5 feet Southwesterly from and parallel with the survey line of the Bonneville Power Administration's Snohomish-Blaine No. 1 transmission line.
9. 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
10. 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

## EXHIBIT "A"

### Exceptions (continued)

11. 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 of the Northeast Quarter
12. 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: Said premises and other property
13. 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
14. 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
15. 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
16. 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 and other property

## EXHIBIT "A"

Exceptions  
(continued)

17. Agreement, including the terms and conditions thereof; entered into;  
By: City of Sedro-Woolley, a Washington Municipal Corporation  
And Between: SW-Land Company, LLC, a Washington Limited Partnership, et al  
Recorded: April 2, 2002  
Auditor's No.: 200204020058, records of Skagit County, Washington
18. 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
19. 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
20. 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
21. 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
- Said instrument is a re-recording of instrument (s);  
Recorded: February 2, 2004  
Auditor's File No(s): 200402030145, records of Skagit County, Washington
22. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or

## EXHIBIT "A"

### Exceptions (continued)

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:

Recording No: 200306090032

23. 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 3:

Recording No: 200505260107

24. 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 Wolverine Company

Recorded: June 28, 1908

Auditor's No.: Volume 68 of Deeds, page 357, records of Skagit County, Washington

To: Frank Benecke and Marie Benecke, husband and wife

As Follows: Excepting however, from the operation of this deed and reserving unto the said party of the first part, its successors and assigns, all mineral and mineral oils in or under any of said lands, whether said minerals or mineral oils are now known, or part of the first part, its successors or assigns, in, to or upon the surface of any of said lands.

Affects: Portion lying within Southwest Quarter of the Northeast Quarter

25. 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

Recorded: July 28, 1908

Auditor's No.: 68626, records of Skagit County, Washington

Executed By: The Wolverine 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

## EXHIBIT "A"

### Exceptions (continued)

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

26. 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 the improvements thereon.

27. 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

28. Exceptions and reservations as contained in instrument:

Recorded: July 31, 1968  
Auditor's No.: 716483, records of Skagit County, Washington  
From: Northern Pacific Railway Company, a corporation  
Affects: A portion of subject property

29. Terms, conditions, and restrictions of that instrument entitled City of Sedro-Woolley Ordinance No. 1418-02;

Recorded: March 29, 2002  
Auditor's No(s): 200203290182, records of Skagit County, Washington

30. 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: June 9, 2003



## EXHIBIT "A"

### Exceptions (continued)

Auditor's No(s): 200306090033, records of Skagit County, Washington  
Executed By: John and Gayle Lange

AMENDED by instrument(s):

Recorded: June 30, 2003

Auditor's No(s): 200306300001, records of Skagit County, Washington

31. By-Laws of Sauk Mountain View Estates South Homeowner's Association

Recording Date: May 19, 2015

Recording No.: 201505190051

32. 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

AMENDED by instrument(s):

Recorded: June 30, 2003

Auditor's No(s): 200306300001, records of Skagit County, Washington

33. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: July 20, 2005

Auditor's No(s): 200507200156, records of Skagit County, Washington

In favor of: John Lange and Gayle Lange, their heirs and all future owners, successors or assigns

For: Drainage

34. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: July 20, 2005

Auditor's No(s): 200507200157, records of Skagit County, Washington

In favor of: John Lange and Gayle Lange, their heirs and all future owners, successors or assigns

For: Drainage

35. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: July 20, 2005

Auditor's No(s): 200507200158, records of Skagit County, Washington

In favor of: John Lange and Gayle Lange, their heirs and all future owners, successors or assigns

For: Grading

36. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: July 20, 2005

Auditor's No(s): 200507200159, records of Skagit County, Washington

## EXHIBIT "A"

Exceptions  
(continued)

In favor of: John Lange and Gayle Lange, their heirs and all future owners,  
successors or assigns  
For: Grading

37. Terms, conditions, and restrictions of that instrument entitled Skagit Count Right to Farm Disclosure;  
Recorded: December 5, 2006  
Auditor's No(s): 200612050144, records of Skagit County, Washington
38. City, county or local improvement district assessments, if any.
39. Assessments, if any, levied by Sauk Mountain View Estates South Homeowner's Association.
40. Assessments, if any, levied by City of Sedro-Woolley.