

When recorded return to:
Brendan J Pritchard and Sarah M Pritchard
1231 Arrezo Drive
Sedro Woolley, WA 98284



201806080088

06/08/2018 01:58 PM Pages: 1 of 11 Fees: \$109.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620034649

CHICAGO TITLE
620034649

STATUTORY WARRANTY DEED

THE GRANTOR(S) Bryan Henken, 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 Brendan J Pritchard and Sarah M Pritchard, a married couple

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): 25 SAUK MOUNTAIN VIEW ESTATES - SOUTH - PUD - PHASE 3

Tax Parcel Number(s): P122939 / 4860-000-025-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20182478

JUN 08 2018

Amount Paid \$*4,722.00*
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 7, 2018

Bryan Henken
Bryan Henken

State of WASHINGTON
County of ~~Snohomish~~ Thurston

I certify that I know or have satisfactory evidence that Bryan Henken 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: 6/7/18

Tanya L Brazil
Name: Tanya L Brazil
Notary Public in and for the State of WA
Residing at: Wynn
My appointment expires: 01/14/22

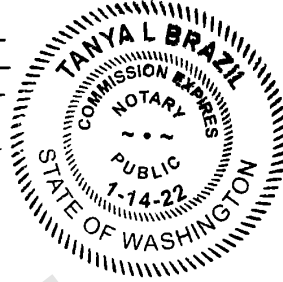


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P122939 / 4860-000-025-0000

Lot 25, 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.

EXHIBIT "B"
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 "B"**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 Northeastery 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 Northeastery 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): 791 1050071, 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 "B"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 "B"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 "B"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 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

EXHIBIT "B"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 "B"**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 "B"**Exceptions
(continued)**

- In favor of: John Lange and Gayle Lange, their heirs and all future owners,
successors or assigns
For: Grading
37. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: August 17, 2006
Auditor's No(s): 200608170077, records of Skagit County, Washington
In favor of: The Sauk Mountain View Estates Homeowners Association
For: Drainage
Affects: The Southernmost 4 feet of Lot 25, parallel with and adjacent to the South
line of said Lot
38. Terms, conditions, and restrictions of that instrument entitled Skagit Count Right to Farm
Disclosure;
Recorded: November 30, 2006
Auditor's No(s): 200611300135, records of Skagit County, Washington
39. City, county or local improvement district assessments, if any.
40. Assessments, if any, levied by City of Sedro-Woolley.
41. Assessments, if any, levied by Sauk Mountain View Estates South Homeowner's Association.