

When recorded return to:

Juan Manuel Ramirez Larios  
1223 Arrezo Drive  
Sedro Wooley, WA 98284



201808300088

08/30/2018 03:49 PM Pages: 1 of 6 Fees: \$104.00  
Skagit County Auditor

Filed for Record at Request of  
Curtis, Casteel & Palmer, PLLC  
Escrow Number: C1800850M

CHICAGO TITLE  
020035131

### Statutory Warranty Deed

THE GRANTOR Sara Christine Findley, who acquired title as Sara Saval, an unmarried individual for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Juan Manuel Ramirez Larios, a single person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 21, Sauk Mountain View Estate South PUD PH 3, records of Skagit County, Washington.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): P122935

Dated August 29, 2018

Sara Christine Findley

SKAGIT COUNTY WASHINGTON  
REAL ESTATE TAX

AUG 30 2018

Amount Paid \$ 4775.00  
By Skagit Co. Treasurer  
Deputy

STATE OF Washington }  
COUNTY OF Snohomish } SS:

I certify that I know or have satisfactory evidence that Sara Christine Findley

is the person who appeared before me, and said person acknowledged that he/she  
signed this instrument and acknowledge it to be his/her free and voluntary act for the  
uses and purposes mentioned in this instrument.

Dated: 8/30/18



Notary Public in and for the State of Washington  
Residing at Arlington  
My appointment expires: 9-19-2019

**EXHIBIT A**

Lot 21, 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.

**SUBJECT TO:**

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

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

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

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

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.

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

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

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.

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

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

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

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

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

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

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

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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

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

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

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

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

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:

Recording No: 200306090032

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

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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 party, 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

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 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

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.

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

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

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

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

AMENDED by instrument(s):

Recorded: June 30, 2003 and May 19, 2015  
 Auditor's No(s): 200306300001 and 201505190051, records of Skagit County, Washington

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

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

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

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

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

By-Laws of Sauk Mountain View Estates South, Homeowners Association including the terms, covenants and provisions thereof

Recording Date: May 19, 2015  
 Recording No.: 201505190051

The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

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