

When recorded return to:

Daniel K. and Jennifer A. McHenry
1476 W Gateway Heights Loop
Sedro Woolley, WA 98284

201901150076
01/15/2019 01:24 PM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

Filed for Record at Request of
Curtis, Casteel & Palmer, PLLC
Escrow Number: C1801234M

CHICAGO TITLE
020036332

Statutory Warranty Deed

THE GRANTOR Smoots Development Inc, a Washington Corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Daniel K. McHenry and Jennifer A. McHenry, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Lot20, SAUK MOUNTAIN VIEW ESTATES NORTH PRD PHASE V AND PLAT ALTERATION OF PHASE IV, Skagit County, Washington.

For Full Legal See Attached Exhibit "A"

Subject to: Covenants, conditions and restrictions of record, if any, attached hereto by Exhibit "A"

Tax Parcel Number(s): P133171/6033-000-020-0000

Dated January 7, 2019

Smoots Development Inc
[Signature]
By: Marcus D. Smoots, President

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019149
JAN 15 2019
Amount Paid \$ *6,226.¹⁰*
Skagit Co. Treasurer
By *mam* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Marcus D. Smoots (is/are the person(s) who appeared before me, and said person(s) acknowledge that he signed this instrument, on oath stated he is/are authorized to execute the instrument and acknowledge that as the President of Smoots Development Inc to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 1-8-2019
[Signature]
Candace A. Rummelhart
Notary Public in and for the State of Washington
Residing at Lake Stevens
My appointment expires: 12-7-2021

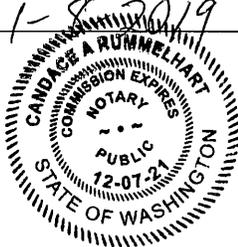


EXHIBIT A

Lot 20, SAUK MOUNTAIN VIEW ESTATES NORTH - A PLANNED RESIDENTIAL DEVELOPMENT PHASE V AND PLAT ALTERATION OF PHASE IV, recorded March 18, 2016 under Auditor's File No. 201603180044, records of Skagit County, Washington.

Situated in Skagit County, Washington.

SUBJECT TO:

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 13, 1986
Auditor's No(s): 541747, records of Skagit County, Washington
In favor of: Pacific Northwest Pipeline Corp.
For: Pipeline
Affects: Said premises and other property

Note: Exact location and extent of easement is undisclosed of record.

AMENDED by instrument(s):
Recorded: December 29, 1989
Auditor's No(s): 734415, records of Skagit County, Washington

Note: Partial Relinquishment of Right of Way Contract recorded under Auditor's File No. 201309250031
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 13, 1986
Auditor's No(s): 541527, records of Skagit County, Washington
In favor of: Pacific Northwest Pipeline Corp.
For: Pipeline
Affects: Said premises and other property

Note: Exact location and extent of easement is undisclosed of record.
Note: Partial Relinquishment of Right of Way Contract recorded under Auditor's File No. 201309250031
3. Agreement, including the terms and conditions thereof; entered into;
By: NW Pipe Corporation
And Between: S-W Land Company, L.L.C. and Foxhall Company, L.L.C.
Recorded: July 2, 2002
Auditor's No. 200207020122 and re-recorded under 200208260142
Providing: Clearing of trees from pipeline easement
Affects: Said premises and other property

Note: Partial Relinquishment of Right of Way Contract recorded under Auditor's File No. 201309250031
4. Easement, including the terms and conditions thereof, established by instrument(s);
Recorded: July 2, 2002
Auditor's No(s): 200207020123, records of Skagit County, Washington
In favor of: Northwest Pipeline Corp.
For: Pipeline
Affects: Said premises and other property

Note: Partial Relinquishment of Right of Way Contract recorded under Auditor's File No. 201309250031
5. 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): 200303280180, records of Skagit County, Washington

AMENDED by instrument(s):
Recorded: May 7, 2003
Auditor's No(s): 200305070172, records of Skagit County, Washington
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: February 3, 2004
Auditor's No. 200402030145, 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: January 29, 2004
Auditor's File No(s): 200401280098, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: April 3, 2000 and December 21, 2006

Auditor's No(s): 200403020083 and 200612210120, records of Skagit County, Washington

7. Easement, including the terms and conditions thereof, granted by instrument;
 Recorded: April 7, 2003
 Auditor's No.: 200304070118, 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
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 law;
 Recorded: July 18, 2005
 Auditor's No(s): 200507180165, records of Skagit County, Washington
 Executed By: Sauk Mountain View Estates Phase III/IV Homeowners Association et al
- Modification(s) of said covenants, conditions and restrictions
- Recording Date: March 17, 2015
 Recording No.: 201503170063
9. Agreement, including the terms and conditions thereof; entered into;
 By: Dukes Hill LLC
 And Between: Grandview Homes LLC et al
 Recorded: July 18, 2005
 Auditor's No. 200507180166, records of Skagit County, Washington
10. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
 Recorded: July 18, 2005
 Auditor's No(s): 200507180165, records of Skagit County, Washington
 Imposed By: Sauk Mountain View Estates Phase III/IV Homeowners Association et al
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. Agreement, including the terms and conditions thereof; entered into;
 By: Northwest Pipeline Corporation
 And Between: Galen Kindred and Sondra Kindred
 Recorded: June 26, 2002
 Auditor's No. 200206260088, records of Skagit County, Washington
 Providing: Clearing of trees from pipeline easement
- Note: Partial Relinquishment of Right of Way Contract recorded under Auditor's File No. 201309250031
14. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: June 26, 2002
 Auditor's No(s): 200206260089, records of Skagit County, Washington
 In favor of: Northwest Pipeline Corporation
 For: Pipelines
- Note: Partial Relinquishment of Right of Way Contract recorded under Auditor's File No. 201309250031
15. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: January 21, 2005
 Auditor's No(s): 200501210100, records of Skagit County, Washington
 In favor of: Sauk Mountain Village, LLC
 For: Ingress, egress and utilities
16. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant 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 law;
 Recorded: July 18, 2005
 Auditor's No(s): 200507180165, records of Skagit County, Washington
17. Agreement and Easement, including the terms and conditions thereof; entered into;
 By and Between: Sauk Mountain Village LLC and City of Sedro Woolley
 Recorded: July 18, 2005
 Auditor's No.: 200507180166, records of Skagit County, Washington

18. Reservation contained in deed from J. Elmer Bovey to A. W. Swain, dated February 14, 1912, filed February 19, 1912, under Auditor's File No. 89818 and recorded in Volume 85 of Deeds, page 482, substantially as follows:
- "Excepting any minerals or mineral oils that may have been or may hereafter be discovered on said premises."
19. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: United States of America and its assigns
 Purpose: Permanent easement and right of way approximately 15 feet in width, with such additional widths as are necessary to provide for cuts, fills and turnouts and for curves at the angle points
 Recording Date: January 28, 1969
 Recording No.: 722709
 Affects: Not disclosed
20. Terms and conditions of City of Sedro-Woolley Ordinance No. 1418-02 as recorded March 29, 2002, under Auditor's File No. 200203290182
21. AGREEMENT REGARDING CONDITIONS OF ANNEXATION AND THE TERMS AND CONDITIONS THEREOF:
- Between: City of Sedro-Woolley, a Washington Municipal Corporation
 And: SW-Land Company, LLC, a Washington Limited Partnership, et al
 Dated: January 9, 2002
 Recorded: April 2, 2002
 Auditor's No.: 200204020058
22. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Energy Inc.
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
 Recording Date: April 23, 2007
 Recording No.: 200704230157
23. Adjacent Properties Development Agreement and the terms and conditions thereof:
- Recording Date: April 14, 2010
 Recording No.: 201004140048
24. Adjacent Properties Development Agreement and the terms and conditions thereof:
- Recording Date: May 4, 2010
 Recording No.: 201005040070
25. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
- Recorded: May 9, 2003
 Auditor's No(s): 200305090002, records of Skagit County, Washington
- AMENDED by Instrument(s):
 Recorded: June 15, 2004, April 29, 2005, July 18, 2005, August 8, 2005, September 16, 2005, October 26, 2005, January 23, 2006, and May 3, 2006
 Auditor's No(s): 200406150130, 200504290182, 200507180187, 200508080137, 200509160050, 200510260044, 200601230191, 200605030049, records of Skagit County, Washington
 Affects: Portion of said plat
26. 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.
 Affects: Portion of said plat
27. 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
 Affects: Portion of said plat

28. 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
Affects: Portion of said plat
29. 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, records of Skagit County, Washington
Executed By: Dukes Hill, L.L.C.
Affects: Portion of said plat
- Said document is a re-recording of Auditor's File No. 200401290096.
30. 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 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.
Affects: Portion of said plat
31. 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 - North, A PLANNED RESIDENTIAL DEVELOPMENT - PHASE IV;
Recording No: 201203220011

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 Survey;
Recording No: 201602180008

Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or
genetic information, 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 in the document
Recording Date: February 12, 2016
Recording No.: 201602120044

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 - A PLANNED RESIDENTIAL DEVELOPMENT PHASE V AND PLAT
ALTERATION OF PHASE IV FILED UNDER AF#201203220011:
Recording No: 201603180044
42. It appears that improvements are located on the Land but are not presently assessed. Supplemental taxes may
appear on future tax rolls.