


When recorded return to:
Tymur Rybalko and Ellonna Rybalko
1460 Vecchio Court
Sedro Woolley, WA 98284


201902140040
02/14/2019 01:09 PM Pages: 1 of 9 Fees: \$107.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620036475

CHICAGO TITLE
620036475

STATUTORY WARRANTY DEED

THE GRANTOR(S) Toby A. Adams and Amie M. Adams, 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 Tymur Rybalko and Ellonna Rybalko, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 10, 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.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P121314 / 4830-000-010-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019488
FEB 14 2019

Amount Paid \$ 4,526.²⁰
Skagit Co. Treasurer
By *mem* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: January 21, 2019

X [Signature]
Toby A. Adams

X [Signature]
Amie M. Adams

State of WASHINGTON
County of Skagit

I certify that I know or have satisfactory evidence that •

Toby A. Adams and Amie M. Adams
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 2/13/19

[Signature]
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Marysville, WA
My appointment expires: 10/1/2019

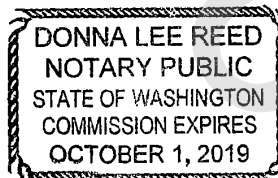


EXHIBIT "A"

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. Skagit County Right to Farm Disclosure;

 Recording Date: February 25, 2005
 Recording No.: 20502250080

EXHIBIT "A"

Exceptions
(continued)

29. Declaration of Easement for Utilities including the terms, covenants and provisions thereof
Recording Date: March 8, 2004
Recording No.: 200403080185
30. City, county or local improvement district assessments, if any.
31. Liability to future assessments, if any, levied by the City of Sedro Woolley.
32. Dues, charges, and assessments, if any, levied by Sauk Mountain View Estates South Homeowner's Association.