



201905130113

05/13/2019 03:42 PM Pages: 1 of 10 Fees: \$108.00
Skagit County Auditor

When recorded return to:
Jonah Sataraka & Delia Ramos
1260 Arrezo Drive
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Escrow No.: 500082535

CHICAGO TITLE STATUTORY WARRANTY DEED

THE GRANTOR(S) Brigham J. Mirabelli who acquired title as Brigham J. Mirabell and Courtnie M. Mirabelli, who acquired title as Courtnie M. Hatch, 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 Jonah Sataraka, an unmarried person and Della Ramos, an unmarried person

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

Lot 6 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.

Situate in the County of Skagit, State of Washington.

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

Tax Parcel Number(s): P122920 / 4860-000-006-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20191786
MAY 13 2019

Amount Paid \$ 5413.53
Skagit Co. Treasurer
By *Pham* Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: April 23, 2019



Brigham J. Mirabelli



Courtne M Mirabelli

State of WashingtonCounty of Snohomish

I certify that I know or have satisfactory evidence that

Brigham J. Mirabelli and Courtne M. Mirabelli

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

Dated: April 29, 2019Name: Kathryn A. FreemanNotary Public in and for the State of WAResiding at: Snohomish COMy appointment expires: 9-01-2022

Notary Public
State of Washington
Kathryn A Freeman
Commission No. 149913
My Commission Expires 09-01-2022

EXHIBIT "A"

Exceptions

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recording Date: February 26, 1935
Recording No.: 267764
In favor of: Drainage District No. 14 of Skagit County Washington
Regarding: Right of way for drainage ditch and rights of ingress and egress
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recording Date: June 20, 1945
Recording No.: 381240
In favor of: Puget Sound Power & Light Company
Regarding: Electric transmission and/or distribution line
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recording No.: 392628
Recording No.: 394047
In favor of: The United States of America
Regarding: Electric power transmission structures and appurtenant signal lines
4. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recording Date: September 14, 1956
Recording No.: 541476
In favor of: Pacific Northwest Pipeline Corporation
Regarding: Constructing, maintaining, etc. pipeline or pipelines
5. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recording Date: November 26, 1956
Recording No.: 544543
In favor of: Cascade Natural Gas Corporation
Regarding: Pipeline or pipelines

Said instrument was corrected by instrument dated August 3, 1957, and recorded September 9, 1957, under recording number 555867.
6. Easement, including the terms and conditions thereof, granted by instrument(s);
Recording Date: June 19, 1963
Recording No.: 637410
In favor of: United States of America
Regarding: Electric transmission and/or distribution line

EXHIBIT "A"**Exceptions
(continued)**

7. Easement, including the terms and conditions thereof, granted by instrument(s);
Recording Date: August 7, 1963
Recording No.: 639321
In favor of: The United States of America
Regarding: Electric power transmission structures and appurtenant signal lines
8. Easement, including the terms and conditions thereof, granted by instrument(s);
Recording Date: January 30, 1969
Recording No.: 722786
In favor of: United States of America
Regarding: Electric transmission and/or distribution line
9. Easement, including the terms and conditions thereof, granted by instrument(s);
Recording Date: November 5, 1979
Recording No.: 7911050071
In favor of: Present and future owners of land
Regarding: Ingress, egress and utilities
10. Easement, including the terms and conditions thereof, granted by instrument(s);
Recording Date: April 18, 1990
Recording No.: 9004180059
In favor of: Puget Sound Power & Light Company
Regarding: Electric transmission and/or distribution line
11. Easement, including the terms and conditions thereof, created by instrument(s);
Recording Date: July 5, 2002
Recording No.: 200207050100
In favor of: Northwest Pipeline Corporation
Regarding: Pipeline and related rights
12. Easement, including the terms and conditions thereof, created by instrument(s);
Recording Date: July 25, 2002
Recording No.: 200207250019
In favor of: John A. Lange and Gayle Lange
Regarding: Utilities, Drainage, Sewer lines, etc.
Affects: Said premises and other property
13. Easement, including the terms and conditions thereof, granted by instrument(s);
Recording Date: April 7, 2003

EXHIBIT "A"**Exceptions
(continued)**

Recording No.: 200304070119
In favor of: Puget Sound Energy, Inc.
Regarding: Electric transmission and/or distribution line

14. Agreement, including the terms and conditions thereof;

Between: Betty Bolton and TNT Construction, Inc.
Recording Date: June 11, 1980
Recording No.: 8006110010
Regarding: Usage of access road

15. Agreement, including the terms and conditions thereof;

Between: Northwest Pipeline Corporation and John A. Lange and Gayle Lange
Recording Date: October 10, 2001
Recording No.: 200110100109
Regarding: Authorization for specific encroachment

16. Agreement, including the terms and conditions thereof;

Between: John A. Lange and Joy G. Lange and North County Bank
Recording Date: January 22, 2002
Recording No.: 200201220096
Regarding: Hazardous Substances Agreement
Affects: Said premises and other property

17. Agreement, including 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
Recording Date: April 2, 2002
Recording No.: 200204020058

18. Agreement, including the terms and conditions thereof;

Recording Date: May 7, 2003
Recording No.: 200305070171
Regarding: Development conditions and provisions

19. Agreement, including the terms and conditions thereof;

Between: Sauk Mountain Village, L.L.C., et al and City of Sedro Woolley, et al
Recording Date: May 7, 2003
Recording No.: 200305070172
Regarding: Development conditions and provisions

EXHIBIT "A"**Exceptions
(continued)**

20. Agreement, including the terms and conditions thereof;

Between: John and Gayle Lange, et al, and City of Sedro Woolley, et al
Recording Date: June 9, 2003
Recording No.: 200306090031
Regarding: Development conditions and provisions

AMENDED by instrument(s):

Recording Date: June 30, 2003
Recording No.: 200306300001

21. Agreement, including the terms and conditions thereof;

Between: City of Sedro Woolley and Dukes Hill, L.L.C.
Recording Date: January 29, 2004
Recording No.: 200401290098
Regarding: Development Agreement regarding obligations arising from Development
Approval
Affects: Said premises and other property

Said instrument is a re-recording of instrument (s);

Recording Date: February 2, 2004
Recording No.: 200402030145

22. 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

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

EXHIBIT "A"**Exceptions
(continued)**

24. Reservations and recitals contained in the Deed as set forth below:

Recording Date: June 28, 1908
Recording No.: Volume 68, page 357

No determination has been made as to the current ownership or other matters affecting said reservations.

25. Reservations and recitals contained in the Deed as set forth below:

Recording Date: July 28, 1908
Recording No.: 68626

No determination has been made as to the current ownership or other matters affecting said reservations.

26. Reservations and recitals contained in the Deed as set forth below:

Recording Date: September 26, 1912
Recording No.: 93017

No determination has been made as to the current ownership or other matters affecting said reservations.

27. Reservations and recitals contained in the Deed as set forth below:

Recording No.: 110291

No determination has been made as to the current ownership or other matters affecting said reservations.

28. Reservations and recitals contained in the Deed as set forth below:

Recording Date: July 31, 1968
Recording No.: 716483

No determination has been made as to the current ownership or other matters affecting said reservations.

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

Recording Date: March 29, 2002
Recording No.: 200203290182

EXHIBIT "A"**Exceptions
(continued)**

30. Covenants, conditions, restrictions and easements 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: June 9, 2003
Recording No.: 200306090033

AMENDED by instrument(s):

Recording No.: 200306300001
Recording No.: 201505190051

31. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth above:

Imposed by: Sauk Mt. View Estates South Homeowners Association

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

Recording Date: July 20, 2005
Recording No.: 200507200156
In favor of: John Lange and Gayle Lange, their heirs and all future owners,
successors or assigns
Regarding: Drainage

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

Recording Date: July 20, 2005
Recording No.: 200507200157
In favor of: John Lange and Gayle Lange, their heirs and all future owners,
successors or assigns
Regarding: Drainage

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

Recording Date: July 20, 2005
Recording No.: 200507200158
In favor of: John Lange and Gayle Lange, their heirs and all future owners,
successors or assigns
Regarding: Grading

EXHIBIT "A"**Exceptions
(continued)**

35. Easement, including the terms and conditions thereof, granted by instrument(s);
- Recording Date: July 20, 2005
 Recording No.: 200507200159
 In favor of: John Lange and Gayle Lange, their heirs and all future owners,
 successors or assigns
 Regarding: Grading
36. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Purpose: Drainage
 Recording Date: October 27, 2006
 Recording No.: 200610270089
 Affects: A portion of said plat
37. 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
38. 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."
39. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

EXHIBIT "A"

**Exceptions
(continued)**

- 40. City, county or local improvement district assessments, if any.
- 41. Assessments, if any, levied by City of Sedro-Woolley.
- 42. Assessments, if any, levied by Sauk Mountain View Estates South Homeowner's Association.