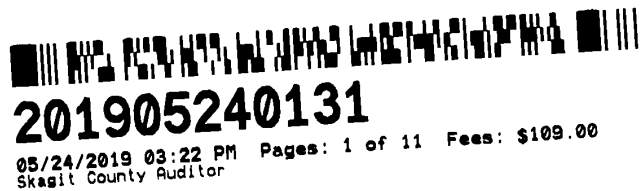


When recorded return to:  
Ruben Francisco Morel Lopez and Gracielita  
Victoria Morel  
1601 West Gateway Heights Loop  
Sedro Woolley, WA 98284



Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620037931

**STATUTORY WARRANTY DEED CHICAGO TITLE**

THE GRANTOR(S) Dennis M. Hall and Connie L. Hall, 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 Ruben Francisco Morel Lopez and Gracielita Victoria Morel, a  
married couple

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

Lot 31, SAUK MOUNTAIN VIEW ESTATES NORTH - A PLANNED RESIDENTIAL  
DEVELOPMENT - PHASE IV, according to the plat thereof recorded March 22, 2012 under  
Auditor's File No. 201203220011, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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

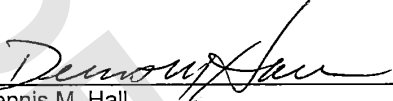

Tax Parcel Number(s): P131076 / 6009-000-000-0031,

Subject to:

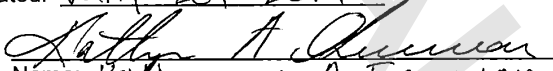
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20191988  
MAY 24 2019

Amount Paid \$ 6,220.23  
Skagit Co. Treasurer  
By *man* Deputy

**STATUTORY WARRANTY DEED**  
(continued)Dated: MAY 20, 2019  
\_\_\_\_\_  
Dennis M. Hall  
\_\_\_\_\_  
Connie L. HallState of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Dennis M. Hall and Connie L. Hall are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: MAY 20, 2019  
\_\_\_\_\_  
Name: Kathryn A. Freeman  
Notary Public in and for the State of WA  
Residing at: Snohomish CO  
My appointment expires: 9-01-2022

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

**EXHIBIT "A"**  
Exceptions

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

Recording Date: September 13, 1956  
Recording No.: 541747  
In favor of: Pacific Northwest Pipeline Corp.  
For: Pipeline

AMENDED by instrument(s):  
Recording Date: December 29, 1969  
Recording No.: 734415

Note: Partial Relinquishment of Right of Way Contract recorded under Recording No. 201309250031

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

Recording Date: September 13, 1956  
Recording No: 541527  
In favor of: Pacific Northwest Pipeline Corp.  
For: Pipeline

Note: Partial Relinquishment of Right of Way Contract recorded under Recording No. 201309250031

3. Agreement, including the terms and conditions thereof:

Between: NW Pipe Corporation and S-W Land Company, L.L.C. and Foxhall Company, L.L.C.  
Recording Date: July 2, 2002  
Recording No.: 200207020122, and re-recorded under recording number 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,

Recording Date: July 2, 2002  
Recording No.: 200207020123  
In favor of: Northwest Pipeline Corp.  
For: Pipelines  
Affects: Said premises and other property

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

Note: Partial Relinquishment of Right of Way Contract recorded under recording number 201309250031

## 5. Agreement, including the terms and conditions thereof;

Between: City of Sedro Woolley and Dukes Hill, L.L.C. a Washington limited liability company, et. al.  
Recording Date: May 7, 2003  
Recording No.: 200305070171  
For: Development Agreement  
Affects: Said premises and other property

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

Recording Date: March 26, 2003  
Recording No.: 200303260180

AMENDED by instrument(s):

Recording Date: May 7, 2003  
Recording No.: 200305070172

## 6. Agreement, including the terms and conditions thereof;

Between: City of Sedro Woolley and Dukes Hill, L.L.C. a Washington limited liability company, et al  
Recording Date: February 3, 2004  
Recording No.: 200402030145  
For: Development Agreement and obligations arising from Development  
Approval  
Said instrument is a re-recording of instrument(s);

Recording Date: January 29, 2004  
Recording No.: 200401290098

AMENDED by instrument(s):

Recording Date: 200403020063  
Recording No.: 200612210120

## 7. Easement, including the terms and conditions thereof, granted by instrument;

Recording Date: April 7, 2003  
Recording No.: 200304070119  
In favor of: Puget Sound Power & Light Company  
For: Underground electric system, together with necessary appurtenances  
Affects: Said premises and other property

**EXHIBIT "A"**

Exceptions  
(continued)

8. 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: July 18, 2005  
Recording No.: 200507180165

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 17, 2015  
Recording No.: 201503170063

9. Agreement, including the terms and conditions thereof;

Between: Dukes Hill LLC and Grandview Homes LLC etal  
Recording Date: July 18, 2005  
Recording No.: 200507180168

10. 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 Mountain View Estates Phase III/IV Homeowners Association

11. 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 PHASE 3 and AMENDED SAUK MOUNTAIN VIEW ESTATES NORTH PHASE 3 LOT LINE ADJUSTMENT:

Recording No: 200508040015  
Recording No: 200601030159  
Recording No: 200803070019

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

Recording Date: November 5, 1985  
Recording No.: 8511050073  
In favor of: Puget Sound Power & Light Company

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

- For: Electric transmission and/or distribution line  
Affects: Plat of Sauk Mountain View Estates North Phase I
13. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recording Date: October 17, 2002  
Recording No.: 200210170076  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line  
Affects: Plat of Sauk Mountain View Estates North Phase I
14. Agreement, including the terms and conditions thereof;  
Between: City of Sedro Woolley and Sauk Mountain Village LLC et al  
Recording Date: June 9, 2003  
Recording No.: 200306090031  
For: Development Agreement  
Affects: Said premises and other property
15. Agreement, including the terms and conditions thereof;  
Between: City of Sedro Woolley and S-W Land Co., LLC et al  
Recording Date: March 29, 2002  
Recording No.: 200203290183  
For: Annexation Agreement  
Affects: Said premises and other property
16. Agreement, including the terms and conditions thereof;  
Between: Northwest Pipeline Corporation and Galen Kindred and Sondra Kindred  
Recording Date: June 26, 2002  
Recording No.: 200206260088  
For: Clearing of trees from pipeline easement  
  
Note: Partial Relinquishment of Right of Way Contract recorded under recording number 201309250031
17. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recording Date: June 26, 2002  
Recording No.: 200206260089  
In favor of: Northwest Pipeline Corporation  
For: Pipelines  
  
Note: Partial Relinquishment of Right of Way Contract recorded under recording number 201309250031

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

18. Easement, including the terms and conditions thereof, granted by instrument(s);
- Recording Date: January 21, 2005  
Recording No.: 200501210100  
In favor of: Sauk Mountain Village, LLC  
For: Ingress, egress and utilities
19. 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: July 18, 2005  
Recording No.: 200507180165
- Modification(s) of said covenants, conditions and restrictions
- Recording Date: March 17, 2015  
Recording No.: 201503170063
20. Agreement and Easement, including the terms and conditions thereof;
- Between: Sauk Mountain Village LLC and City of Sedro Woolley  
Recording Date: July 18, 2005  
Recording No.: 200507180166
21. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed
- Recording No.: 89818
- No determination has been made as to the current ownership or other matters affecting said reservations.
22. 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  
Recording Date: January 28, 1969  
Recording No.: 722709
23. Terms and conditions of City of Sedro-Woolley Ordinance No. 1418-02 as recorded March 29, 2002, under recording number 200203290182.

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

## 24. Agreement 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  
 Recording Date: April 2, 2002  
 Recording No.: 200204020058

## 25. 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  
 Recording Date: April 23, 2007  
 Recording No.: 200704230157

## 26. Adjacent Properties Development Agreement and the terms and conditions thereof:

Recording Date: April 14, 2010  
 Recording No.: 201004140048

## 27. Adjacent Properties Development Agreement and the terms and conditions thereof:

Recording Date: May 4, 2010  
 Recording No.: 201005040070

## 28. 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: May 9, 2003  
 Recording No.: 200305090002

Recording No(s): 200406150130, 200504290152, 200507180167, 200508080137,  
 200509160050, 200510260044, 200601230191, and 200605030049.

## 29. 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: Wildflower Homeowner's Association



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

30. 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, PHASE 1, WILDFLOWER:  
Recording No.: 200305090001
31. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed  
  
Recording No.: 60673  
  
No determination has been made as to the current ownership or other matters affecting said reservations.
32. Easement, including the terms and conditions thereof, granted by instrument(s);  
  
Recording Date: July 17, 1946  
Recording No.: 394047  
In favor of: United States of America  
For: Electric transmission and/or distribution line
33. Easement, including the terms and conditions thereof, granted by instrument(s);  
  
Recording Date: August 7, 1963  
Recording No.: 639321  
In favor of: United States of America  
For: Electric transmission and/or distribution line
34. 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: February 3, 2004  
Recording No.: 200402030144  
  
Said document is a re-recording of recording number 200401290096 .

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

35. Easement, including the terms and conditions thereof, granted by instrument;
- Recording Date: February 2, 2004  
 Recording No.: 200402020108  
 In favor of: Puget Sound Power & Light Company  
 For: Underground electric system, together with necessary appurtenances
36. 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 ESTATE - NORTH A PLANNED RESIDENTIAL DEVELOPMENT PHASE 2:
- Recording No: 200401290095
37. 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
38. 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
39. 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

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

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."

40. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
41. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):
- |                              |                             |
|------------------------------|-----------------------------|
| Year:                        | 2019                        |
| Tax Account No.:             | P131076 / 6009-000-000-0031 |
| Levy Code:                   | 0935                        |
| Assessed Value-Land:         | \$67,500.00                 |
| Assessed Value-Improvements: | \$181,600.00                |
| General and Special Taxes:   |                             |
| Billed:                      | \$2,140.31                  |
| Paid:                        | \$1,070.18                  |
| Unpaid:                      | \$1,070.13                  |
42. City, county or local improvement district assessments, if any.
43. Assessments, if any, levied by the City of Sedro Woolley.
44. Assessments, if any, levied by Wildflower Homeowner's Association.
45. Assessments, if any, levied by Sauk Mountain View Estate North - Phase III/IV Homeowners Association.
46. Assessments, if any, levied by Sauk Mountain View Estates Phase III/IV Homeowner's Association.