

When recorded return to:
Eric W. Craddle and Jackie L. Cabe
1247 Arrezo Drive
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2019-3360

Aug 09 2019

Amount Paid \$5540.80
Skagit County Treasurer
By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620038897

CHICAGO TITLE
020038897

STATUTORY WARRANTY DEED

THE GRANTOR(S) Christopher D. Johnson and Danita L. Johnson, 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 Eric W. Craddle and Jackie L. Cabe, a married couple

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

Lot 32; 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.

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

Tax Parcel Number(s): P122946 / 4860-000-032-0000

Subject to:

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

STATUTORY WARRANTY DEED (continued)

Dated: July 31, 2019

Christopher D. Johnson

Christopher D. Johnson

Danita L. Johnson

Danita L. Johnson

State of WASHINGTON

County of ~~SKAGIT~~ *Kitsap*
(*SM*)

I certify that I know or have satisfactory evidence that Christopher D. Johnson and Danita L. Johnson 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: *Aug 7, 2019*

Stephanie A. Rowland

Name: *Stephanie A. Rowland*

Notary Public in and for the State of *Washington*

Residing at: *Kitsap Co., WA*

My appointment expires: *2/6/22*

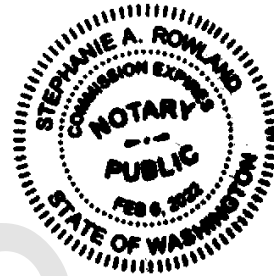


EXHIBIT "A"
Exceptions

1. 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
2. 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
3. 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
4. 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
5. 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.

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

6. 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 Northeastly side of, running parallel with and adjoining the existing 125 foot right of way of the Bonneville Power Administration's Arlington-Bellingham transmission line
7. 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
8. 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 Northeastly from and 187.5 feet Southwestly from and parallel with the survey line of the Bonneville Power Administration's Snohomish-Blaine No. 1 transmission line.
9. 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
10. 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

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

11. 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

12. 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

13. 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

14. 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

15. 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

16. 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

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

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

Recorded: May 7, 2003
 Auditor's No. 200305070171, records of Skagit County, Washington
 Providing: Development conditions and provisions

18. 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

19. 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

20. 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

21. 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

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

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 PHASE 3:

Recording No: 200505260107

23. 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

24. 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

25. 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:

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

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.

26. 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
27. 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
28. 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
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: 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

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

30. 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
31. 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
32. 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
33. 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
34. 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
35. 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
36. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

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

"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."

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