

When recorded return to:
Darin M. Speers
1284 Arrezo Drive
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2019-4577
Oct 21 2019
Amount Paid \$4811.00
Skagit County Treasurer
By Marilyn Martich Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620039988

CHICAGO TITLE
620039988

STATUTORY WARRANTY DEED

THE GRANTOR(S) Holly Struthers and Donald Rhodes, wife and husband
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Darin M. Speers, an unmarried man

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 14 AND THE NORTHEASTERLY 2.5 FEET OF LOT 15, SAUK MOUNTAIN VIEW ESTATES
- SOUTH, A PLANNED RESIDENTIAL DEVELOPMENT, ACCORDING TO THE PLAT THEREOF
RECORDED JUNE 9, 2003, UNDER AUDITOR'S FILE NO. 200306090032, 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): P120675/ 4819-000-014-0000

Subject to:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: October 15, 2019

X *Holly Struthers*
Holly Struthers

X *Donald Rhodes*
Donald Rhodes

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Holly Struthers & Donald Rhodes
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: 10/21/19

Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Marysville WA
My appointment expires: 10/1/2023

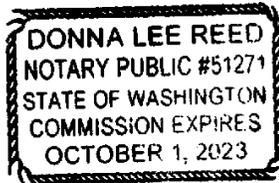


EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: The United States of America
Purpose: One or more lines of electric power transmission structures and appurtenant signal lines
Recording Date: June 6, 1946 and July 17, 1946
Recording No.: 392628 and 394047
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(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: The United States of America
Purpose: One or more lines of electric power transmission structures and appurtenant signal lines
Recording Date: August 7, 1963
Recording No.: 639321
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(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power and Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: September 20, 1945
Recording No: 381240
Affects: Portion in Southeast Quarter of the Northwest Quarter
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Present and future owners
Purpose: Ingress, egress and utilities
Recording Date: November 5, 1979
Recording No.: 7911050071
Affects: A 60-foot strip of land in the portion of the Southeast Quarter of the Northwest Quarter

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

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Power and Light Company
 Purpose: Electric transmission and/or distribution line,
 together with necessary appurtenances
 Recording Date: April 18, 1990
 Recording No.: 9004180059
 Affects: Property herein described and includes other property
6. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry
- Grantor: State of Washington
 Recording No.: 110291
7. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry
- Grantor: State of Washington
 Recording No.: 68626
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Drainage District No. 14 of Skagit County, Washington
 Purpose: Right of way for drainage ditch purposes.
 Together with right of ingress and egress
 Recording Date: February 26, 1935
 Recording No.: 267764
 Affects: Portion in the Southwest Quarter of the
 Northeast Quarter and other property
9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Pacific Northwest Pipeline
 Purpose: Constructing, maintaining, etc. pipeline or pipelines
 Recording Date: September 14, 1956
 Recording No.: 541476
 Affects: Portion in the Southwest Quarter of the
 Northeast Quarter and other property

EXHIBIT "A"
Exceptions
(continued)

10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Cascade Natural Gas Corporation
Purpose: Constructing, maintaining, etc. Pipeline or pipelines
Recording Date: November 26, 1956
Recording No.: 544543
Affects: Portion in the Southwest Quarter of the
Northeast Quarter and other property

Amended by instrument(s):

Recording Date: September 9, 1957
Recording No: 555867

11. Agreement, including the terms and conditions thereof; entered into;

Recording Date: October 10, 2001
Recording No.: 200110100109
By: Northwest Pipeline Corporation
And Between: John A. Lange and Gayle Lange
Providing: Authorization for specific encroachment
Affects: Portion in the Southwest Quarter of the Northeast Quarter

12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Northwest Pipeline Corporation
Purpose: Pipeline and related rights
Recording Date: July 5, 2002
Recording No.: 200207050100
Affects: Portion in the Northeast Quarter

13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: John A. Lange and Gayle Lange
Purpose: Utilities, Drainage, Sewer lines, etc.
Recording Date: July 25, 2002
Recording No.: 200207250019
Affects: Property herein described and includes other property

14. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a

EXHIBIT "A"
Exceptions
(continued)

document:

Granted to: Puget Sound Power and Light Company
Purpose: Electric transmission and/or distribution line,
together with necessary appurtenances
Recording Date: April 7, 2003
Recording No: 200304070119

15. 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
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
Recording Date: May 7, 2003
Recording No.: 200305070171

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

Recording Date: March 26, 2003
Recording No: 200303260180

Amended by instrument(s):

Recording Date: March 2, 2004
Recording No: 200403020063

17. Agreement, including the terms and conditions thereof; entered into;
By: John and Gayle Lange, et al
And Between: City of Sedro Woolley, et al
Recording Date: June 9, 2003
Recording No.: 200306090031

Amended by instrument(s):

Recording Date: February 3, 2004
Recording No: 200402030145

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

EXHIBIT "A"
Exceptions
(continued)

Recording Date: January 29, 2004
Recording No: 200401290098

Amended by instrument(s):

Recording Date: December 21, 2006
Recording No: 200612210120

18. Covenants, conditions, easements 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: June 9, 2003
Recording No.: 200306090033

Modification(s) of said covenants, conditions and restrictions

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

Recording Date: January 28, 2004
Recording No.: 200401280120

Recording Date: March 2, 2004
Recording No.: 200403020062

19. 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 below:

Imposed by: Sauk Mt. View Estates South Homeowners Association
Recording Date: June 9, 2003
Recording No.: 200306090033, and any amendments thereto

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 face of said PLAT SAUK MOUNTAIN VIEW ESTATES - SOUTH A PLANNED RESIDENTIAL DEVELOPMENT:

Recording No: 200306090032

EXHIBIT "A"
Exceptions
(continued)

21. Terms, conditions, and restrictions of that instrument entitled Developers Indemnification of Future Owners:

Recording Date: November 7, 2003
Recording No.: 200311070075

22. By-Laws of Sauk Mountain View Estates South recorded:

Recording Date: May 19, 2015
Recording No.: 201505190051

23. 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."

24. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
25. Assessments, if any, levied by City of Sedro Woolley.
26. City, county or local improvement district assessments, if any.