

When recorded return to:

Matthew D. Johnson , Member
1801 Grove Street Unit B
Marysville, WA 98270

Filed for Record at Request of
Curtis, Casteel & Palmer , PLLC
Escrow Number: C1901488M

Statutory Warranty Deed

THE GRANTORS Cary M. Constantine and Peggy R. Westmark, as tenants in common for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Dobyns Family LLC, A Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot27, Sauk Mountain View Estates South, Phase3 Skagit County, Washington.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): P122941/4860-000-027-0000

Dated December 16, 2019

[Signature]
Cary M. Constantine

CHICAGO TITLE
620040913
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2019-5501
Dec 20 2019
Amount Paid \$4296.58
Skagit County Treasurer
By Heather Beauvais Deputy
[Signature]
Peggy R. Westmark

STATE OF Washington
COUNTY OF King) SS:

I certify that I know or have satisfactory evidence that **Peggy R. Westmark**

are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 12-17-19 [Signature]

Notary Public in and for the State of Washington
Residing at Kenmore
My appointment expires: 04-28-21



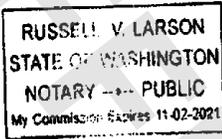
State of Washington
County of Snohomish } SS:

I certify that I know or have satisfactory evidence that Cary M. Constantine
the person(s) who appeared before me, and said person(s) acknowledged that he/she/they
signed this instrument and acknowledge it to be his/her/their free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: December 19, 2019

[Signature]

Notary Public in and for the State of Washington
Residing at: Everett
My appointment expires: 11-02-2021



UNOFFICIAL DOCUMENT

EXHIBIT A

**LOT 27, 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.**

SUBJECT TO:

Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: February 26, 1935
Auditor's No.: 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

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

Recorded: June 20, 1945
Auditor's No.: 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

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

Recorded: June 6, 1946 and July 17, 1946
Auditor's No.: 392628 and recording no.: 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

Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: September 14, 1956
Auditor's No.: 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

Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: November 26, 1956
Auditor's No.: 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.

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

Recorded: June 19, 1963
Auditor's No.: 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 Northeasterly side of, running parallel with and adjoining the existing 125 foot right of way of the Bonneville Power Administration's Arlington-Bellingham transmission line

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

Recorded: August 7, 1963
Auditor's No.: 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

Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: January 30, 1969
Auditor's No.: 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 Southwesterly from and parallel with the survey line of the Bonneville Power Administration's Snohomish-Blaine No. 1 transmission line.

Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 5, 1979
Auditor's No.: 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

Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: April 18, 1990
Auditor's No.: 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

Easement, including the terms and conditions thereof, created by instrument(s);
Recorded: July 5, 2002
Auditor's No.: 200207050100, records of Skagit County, Washington
In favor of: Northwest Pipeline Corporation
For: Pipeline and related rights
Affects: Portion of the Northeast Quarter

Easement, including the terms and conditions thereof, created by instrument(s);
Recorded: July 25, 2002
Auditor's No.: 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

Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: April 7, 2003
Auditor's No.: 200304070119, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances

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

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

Hazardous Substances Certificate and Indemnity Agreement and the terms and conditions thereof:

Recording Date: January 22, 2002
Recording No.: 200201220096, records of Skagit County, Washington

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

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

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

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

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 No.: 200402030145, records of Skagit County, Washington

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

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

LPB-12

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

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.: 68628, 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

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 the improvements thereon.

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

Exceptions and reservations as contained in instrument;

Recorded: July 31, 1988
Auditor's No.: 716483, records of Skagit County, Washington
From: Northern Pacific Railway Company, a corporation
Affects: A portion of subject property

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

Recorded: March 29, 2002
Auditor's No.: 200203290182, records of Skagit County, Washington

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.: 200306090033, records of Skagit County, Washington
Executed By: John and Gayle Lange

AMENDED by instrument(s):

Recorded: June 30, 2003
Auditor's No.: 200306300001, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: May 19, 2015
Auditor's No.: 201505190051, records of Skagit County, Washington

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.: 200306080033, 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.: 200306300001, records of Skagit County, Washington

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

Recorded: July 20, 2005
Auditor's No.: 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

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

Recorded: July 20, 2005
Auditor's No.: 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

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

Recorded: July 20, 2005
Auditor's No.: 200507200158, records of Skagit County, Washington
Auditor's No.: 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

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."

Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

City, county or local improvement district assessments, if any.

Assessments, if any, levied by City of Sedro Woolley.

Assessments, if any, levied by Sauk Mountain View Estates South Homeowner's Association.