

**When recorded return to:**  
Jacob Todd Nielsen  
1535 East Gateway Heights Loop  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-59

Jan 07 2020

Amount Paid \$5429.00  
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.: 620040951

**CHICAGO TITLE**  
**620040951**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Megan D. Anderson, an unmarried person as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Jacob Todd Nielsen, an unmarried person

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

LOT 21, SAUK MOUNTAIN VIEW ESTATES NORTH, A PLANNED RESIDENTIAL  
DEVELOPMENT - PHASE IV, AS PER PLAT RECORDED MARCH 22, 2012 UNDER AUDITORS  
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): P131066 / 6009-000-000-0021

Subject to:

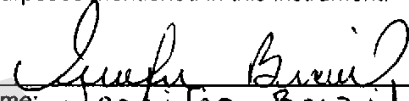
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**STATUTORY WARRANTY DEED**  
(continued)

Dated: January 2, 2020

  
Megan D. AndersonState of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Megan D. Anderson is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 1-6-2020  
Name: Jennifer Brazil  
Notary Public in and for the State of WA  
Residing at: Skagit County  
My appointment expires: 7-25-2020

Notary Public  
State of Washington  
Jennifer Brazil  
Commission Expires 07/25/2020

**EXHIBIT "A"**  
Exceptions

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

Recorded: September 13, 1956  
Auditor's No.: 541747, records of Skagit County, Washington  
In favor of: Pacific Northwest Pipeline Corp.  
For: Pipeline  
Affects: Said premises and other property

Note: Exact location and extent of easement is undisclosed of record.

AMENDED by instrument(s):

Recorded: December 29, 1969  
Auditor's No.: 734415, records of Skagit County, Washington

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

Recorded: September 13, 1956  
Auditor's No.: 541527, records of Skagit County, Washington  
In favor of: Pacific Northwest Pipeline Corp.  
For: Pipeline  
Affects: Said premises and other property

Note: Exact location and extent of easement is undisclosed of record.

3. Easement, including the terms and conditions thereof, established by instrument(s);

Recorded: July 2, 2002  
Auditor's No.: 200207020123, records of Skagit County, Washington  
In favor of: Northwest Pipeline Corp.  
For: Pipelines  
Affects: Said premises and other property

4. 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: May 7, 2003  
Auditor's No.: 200305070171, records of Skagit County, Washington  
Providing: Development Agreement  
Affects: Said premises and other property

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

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

Recorded: March 26, 2003  
 Auditor's File No.: 200303260180, records of Skagit County, Washington

**AMENDED by instrument(s):**

Recorded: May 7, 2003  
 Auditor's No.: 200305070172, records of Skagit County, Washington

## 5. 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: February 3, 2004  
 Auditor's No.: 200402030145, 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: January 29, 2004  
 Auditor's File No.: 200401290098, records of Skagit County, Washington

**AMENDED by instrument(s):**

Recorded: April 3, 2000  
 Auditor's No.: 200403020063, records of Skagit County, Washington

Recorded: December 21, 2006  
 Auditor's No.: 200612210120, records of Skagit County, Washington

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

Recorded: April 7, 2003  
 Auditor's No.: 200304070119, records of Skagit County, Washington  
 In favor of: Puget Sound Power & Light Company  
 For: Underground electric system, together with necessary appurtenances  
 Affects: Said premises and other property

## 7. 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: July 18, 2005  
 Auditor's No(s): 200507180165, records of Skagit County, Washington

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

Executed By: Sauk Mountain View Estates Phase III/IV Homeowners Association etal

Addendum to Covenants & Restrictions recorded March 17, 2015 under Auditor's File No. 201503170063.

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

By: Dukes Hill LLC  
 And Between: Grandview Homes LLC etal  
 Recorded: July 18, 2005  
 Auditor's No. 200507180168, records of Skagit County, Washington

9. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: July 18, 2005  
 Auditor's No.: 200507180165, records of Skagit County, Washington  
 Imposed By: Sauk Mountain View Estates Phase III/IV Homeowners Association etal

10. 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 3:

Recording No: 200508040015  
 Sauk Mountain View Estates - North - a Planned Residential Development Phase 3 Lot Line Adjustment:  
 Recording No: 200601030159  
 Amended Sauk Mountain View Estates - North - a Planned Residential Development Phase 3 Lot Line Adjustment:  
 Recording No. 200803070019

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

Recorded: November 5, 1985  
 Auditor's No(s): 8511050073, records of Skagit County, Washington  
 In favor of: Puget Sound Power & Light Company  
 For: Electric transmission and/or distribution line, together with necessary

**EXHIBIT "A"**

**Exceptions  
(continued)**

- appurtenance  
Affects: Plat of Sauk Mountain View Estates North Phase I
12. Easement, including the terms and conditions thereof, granted by instrument(s);
- Recorded: October 17, 2002  
Auditor's No.: 200210170076, 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: Plat of Sauk Mountain View Estates North Phase I
13. Agreement, including the terms and conditions thereof; entered into;
- By: City of Sedro Woolley  
And Between: Sauk Mountain Village LLC et al  
Recorded: June 9, 2003  
Auditor's No. 200306090031, records of Skagit County, Washington  
Providing: Development Agreement  
Affects: Said premises and other property
14. Agreement, including the terms and conditions thereof; entered into;
- By: City of Sedro Woolley  
And Between: S-W Land Co., LLC et al  
Recorded: March 29, 2002  
Auditor's No. 200203290183, records of Skagit County, Washington  
Providing: Annexation Agreement  
Affects: Said premises and other property
15. Agreement, including the terms and conditions thereof; entered into;
- By: Northwest Pipeline Corporation  
And Between: Galen Kindred and Sondra Kindred  
Recorded: June 26, 2002  
Auditor's No. 200206260088, records of Skagit County, Washington  
Providing: Clearing of trees from pipeline easement
16. Easement, including the terms and conditions thereof, granted by instrument(s);
- Recorded: June 26, 2002  
Auditor's No.: 200206260089, records of Skagit County, Washington  
In favor of: Northwest Pipeline Corporation  
For: Pipelines

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

17. Easement, including the terms and conditions thereof, granted by instrument(s);
- Recorded: January 21, 2005  
 Auditor's No.: 200501210100, records of Skagit County, Washington  
 In favor of: Sauk Mountain Village, LLC  
 For: Ingress, egress and utilities
18. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant 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 law;
- Recorded: July 18, 2005  
 Auditor's No.: 200507180165, records of Skagit County, Washington
19. Agreement and Easement, including the terms and conditions thereof; entered into;
- By and Between: Sauk Mountain Village LLC and City of Sedro Woolley  
 Recorded: July 18, 2005  
 Auditor's No.: 200507180166, records of Skagit County, Washington
20. Reservation contained in deed from J. Elmer Bovey to A. W. Swain, dated February 14, 1912, filed February 19, 1912, under Auditor's File No. 89818 and recorded in Volume 85 of Deeds, page 482, substantially as follows:
- "Excepting any minerals or mineral oils that may have been or may hereafter be discovered on said premises."
21. 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  
 Purpose: Permanent easement and right of way approximately 15 feet in width, with such additional widths as are necessary to provide for cuts, fills and turnouts and for curves at the angle points  
 Recording Date: January 28, 1969  
 Recording No.: 722709  
 Affects: Not disclosed

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

22. Terms and conditions of City of Sedro-Woolley Ordinance No. 1418-02 as recorded March 29, 2002, under Auditor's File No. 200203290182
23. **AGREEMENT REGARDING CONDITIONS OF ANNEXATION 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  
 Recorded: April 2, 2002  
 Auditor's No.: 200204020058
24. 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, together with necessary appurtenances  
 Recording Date: April 23, 2007  
 Recording No.: 200704230157
25. Adjacent Properties Development Agreement and the terms and conditions thereof:
- Recording Date: April 14, 2010  
 Recording No.: 201004140048
26. Adjacent Properties Development Agreement and the terms and conditions thereof:
- Recording Date: May 4, 2010  
 Recording No.: 201005040070
27. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
- Recorded: May 9, 2003  
 Auditor's No.: 200305090002, records of Skagit County, Washington
- AMENDED by instrument(s):**
- Recorded: June 15, 2004



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

Auditor's No.: 200406150130, records of Skagit County, Washington

Recorded: April 29, 2005

Auditor's No.: 200504290152, records of Skagit County, Washington

Recorded: July 18, 2005

Auditor's No.: 200507180167, records of Skagit County, Washington

Recorded: August 8, 2005

Auditor's No.: 200508080137, records of Skagit County, Washington

Recorded: September 16, 2005

Auditor's No.: 200509160050, records of Skagit County, Washington

Recorded: October 26, 2005

Auditor's No.: 200510260044, records of Skagit County, Washington

Recorded: January 23, 2006

Auditor's No.: 200601230191, records of Skagit County, Washington

Recorded: May 3, 2006

Auditor's No.: 200605030049, records of Skagit County, Washington

Affects: Portion of said plat

28. 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 Estates North, Phase 1, Wildflower:  
Recording No: 200305090001
29. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s):  
  
Recorded: May 9, 2003  
Auditor's No(s): 200305090002, records of Skagit County, Washington  
Imposed By: Wildflower Homeowner's Association
30. Exceptions and reservations as contained in instrument;  
Recorded: February 1, 1907  
Auditor's No.: 60673, records of Skagit County, Washington  
Executed By: The Wolverine Company

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

As Follows: Reserving unto the party of the first part, its successors and assigns all mineral and mineral oils in or under any of said lands whether said mineral or mineral oils are not known, or shall hereafter be discovered; without however, any right of the party of the first part, its successors or assigns, in, to or upon the surface of any of said lands.

Affects: Portion of said plat

31. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: July 17, 1946  
 Auditor's No.: 394047, 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 125 feet in width, the boundaries of said strip lying 62.5 feet distant from, on each side of, and parallel to the survey line of the Arlington-Bellingham transmission line as now located and staked  
 Affects: Portion of said plat
32. 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: United States of America  
 For: Electric transmission and/or distribution line, together with necessary appurtenances  
 Affects: A strip of land 137.5 feet in width, the boundaries of said strip lying 62.5 feet distant Easterly from and 75 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  
 Affects: Portion of said plat
33. 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: February 3, 2004  
 Auditor's No.: 200402030144, records of Skagit County, Washington  
 Executed By: Dukes Hill, L.L.C.  
 Affects: Portion of said plat
- Said document is a re-recording of Auditor's File No. 200401290096.
34. Easement, including the terms and conditions thereof, granted by instrument;  
 Recorded: February 2, 2004  
 Auditor's No.: 200402020108, records of Skagit County, Washington  
 In favor of: Puget Sound Power & Light Company  
 For: Underground electric system, together with necessary appurtenances

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

Affects:

Easement No. 1:

All street, alley and road rights-of-way and access easements as now or hereafter designed, platted, and/or constructed within the above described property, (When said streets and roads are dedicated to the public, this clause shall become null and void.)

Easement No. 2:

A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street, alley and road rights-of-way.

Affects: Portion of said plat

35. 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 2:

Recording No: 200401290095

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 Estates - North, a Planned Residential Development - Phase IV:

Recording No: 201203220011

37. 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

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

**EXHIBIT "A"**

Exceptions  
(continued)

39. Assessments, if any, levied by City of Sedro Woolley.
40. City, county or local improvement district assessments, if any.

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated December 3, 2019

between Jacob Nielsen ("Buyer")  
Buyer Buyer  
and Megan Anderson ("Seller")  
Seller Seller  
concerning 1535 E Gateway Heights Lp Sedro Woolley WA 98284 (the "Property")  
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authenticated  
Jacob Nielsen 12/03/2019  
12/03/2019 12:21:55 PM PST  
Buyer Date

Megan Anderson 12-4-19  
Seller Date

Buyer Date

Seller Date