

**When recorded return to:**

Jeremy Merle Abernathy and Jamie Nicole  
Abernathy  
1316 Cascadia Drive  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1174

Mar 31 2020

Amount Paid \$4597.00

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

**CHICAGO TITLE**  
**620041814**

Escrow No.: 620041814

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Suzanne L. Johnson also known as Suzanne L. Taylor Johnson, 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 Jeremy Merle Abernathy and Jamie Nicole Abernathy, a married couple

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

LOT 20, SAUK MOUNTAIN VIEW ESTATES NORTH - A PLANNED RESIDENTIAL DEVELOPMENT PHASE 2, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 29, 2004, UNDER AUDITOR'S FILE NO. 200401290095, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

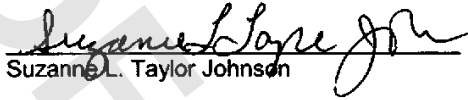
Tax Parcel Number(s): P121355 / 4829-000-020-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)


Dated: March 30, 2020

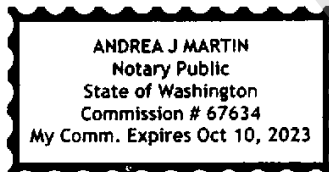
  
Suzanne L. Taylor Johnson

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Suzanne L. Johnson 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: 3-30-2020

  
Name: ANDREA J MARTIN  
Notary Public in and for the State of Washington  
Residing at: Burlington  
My appointment expires: 10-10-2023



## EXHIBIT "A"

### Exceptions

1. 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  
 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.
  
2. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: July 17, 1946  
 Auditor's No(s): 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
  
3. 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: 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
  
4. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: September 20, 1955  
 Auditor's No(s): 525118, 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: South 20 feet of the West 165 feet
  
5. 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

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

6. 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);  
 Recorded: March 26, 2003  
 Auditor's File No(s): 200303260180, records of Skagit County, Washington
- AMENDED by instrument(s):  
 Recorded: May 7, 2003  
 Auditor's No(s): 200305070172, records of Skagit County, Washington
7. 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
- AMENDED by instrument(s):  
 Recorded: February 3, 2004 and December 21, 2006  
 Auditor's No(s): 200402030145 and 200612210120, records of Skagit County, Washington
8. 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(s): 200402030144 being a re-recording of 200401290096, records of Skagit County, Washington  
 Executed By: Dukes Hill, L.L.C.
9. 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  
 Affects:

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

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.

10. 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 SAUK MOUNTAIN VIEW ESTATES NORTH - PRD PH. 2:

Recording No: 200401290095

11. 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
12. 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
13. 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  
 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 street 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

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

within the above described property being parallel to and coincident with the boundaries of all private/public street, alley and road rights-of-way.

14. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
15. Assessments, if any, levied by Sauk Mountain Estates Maintenance Association.
16. City, county or local improvement district assessments, if any.
17. Assessments, if any, levied by City of Sedro-Woolley.