

When recorded return to:

Jesse James Henson
1240 Arrezo Drive
Sedro-Woolley, WA 98284SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-1778
May 22 2020
Amount Paid \$5317.00
Skagit County Treasurer
By Marissa Guerrero Deputy**STATUTORY WARRANTY DEED**

GNW 20-5326

THE GRANTOR(S) Josh D. Armstrong, as his separate estate and Jennifer Lee Armstrong, wife of Josh D. Armstrong, as to any and all interest, 17527 Little Mountain Pl, Mount Vernon, WA 98274,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Jesse James Henson, an ~~unmarried person~~ ^{Single man}

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.Abbreviated legal description: Property 1:
Lot 16, Sauk Mountain Estates South PRD, Phase 3

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P122930

Dated: May 20th, 2020Josh D. Armstrong
Josh D. ArmstrongJennifer Lee Armstrong
Jennifer Lee ArmstrongStatutory Warranty Deed
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STATE OF WASHINGTON
COUNTY OF SKAGIT

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

Dated: 20th day of May, 2020

Theresa R Johnson
Signature
Notary
Title

My appointment expires: 4/29/23



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EXHIBIT A
LEGAL DESCRIPTION

Property Address: 1240 Arrezo Drive, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P122930

Property Description:

Lot 16, Sauk Mountain 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.

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EXHIBIT B

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1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

3. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

6. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

9. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)

10. Reservations contained in deed from the State of Washington, executed by, The Wolverine Company recorded June 28, 1908 in Volume 68 of Deeds, page 357, reserving to Frank Benecke and Marie Benecke, husband and wife, 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.

11. Reservations, exceptions and provisions contained in Deed executed by The Wolvering Company recorded July 28, 1908 under Auditor's File No. 68626 whereby the Grantor excepts and reserves all oil, gases, coal, ores,

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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 .

12. Reservations, provisions and/or exceptions contained in instrument executed by C. A. Wicker, a bachelor, recorded September 26, 1912 as Auditor's File No. 93017.

13. Easement, affecting a portion of subject property for the purpose of right of way for draining ditch purposes together with right of ingress and egress including terms and provisions thereof granted to Drainage District No. 14 of Skagit County Washington recorded February 26, 1935 as Auditor's File No. 267764

14. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded June 20, 1945, as Auditor's File No. 381240.

15. Easement, affecting a portion of subject property for the purpose of one or more lines of electric power transmission structures and appurtenant signal lines including terms and provisions thereof granted to The United States of America recorded June 6, 1946, July 17, 1946 and August 7, 1963 as Auditor's File No. 392628, 394047 and 639321

16. Easement, affecting a portion of subject property for the purpose of electric transmission and/or distribution line, together with necessary appurtenances including terms and provisions thereof granted to United States of America recorded June 19, 1963 and January 30, 1969 as Auditor's File No. 637410 and 722786

17. Exceptions and reservations contained in Deed whereby Skagit Realty Company 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 October 23, 1915 as Auditor's File No. 110291.

Note: No search of the record has been made as to the present ownership of said rights.

18. Easement, affecting a portion of the common area for the purpose of maintaining and/or constructing pipelines, including terms and provisions thereof granted to Pacific Northwest Pipeline Corporation, recorded September 14, 1956 as Auditor's File No. 541476.

Authorization for encroachment of the driving range netting recorded October 10, 2001 under Auditor's File No. 200110100109

19. Easement, affecting a portion of subject property for the purpose of constructing and maintaining pipelines, including terms and provisions thereof granted to Cascade Natural Gas Corporation recorded November 26, 1956 as Auditor's File No. 544543.

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.

20. Easement, affecting a portion of subject property for the purpose of constructing and maintaining pipelines, including terms and provisions thereof granted to Northwest Pipeline Corporation recorded July 5, 2002 as Auditor's File No. 200207050100.

21. Easement, affecting a portion of subject property and other property, for the purpose of utilities, drainage and sewer lines, including terms and provisions thereof granted to John A. Lange and Gayle Lange recorded July 25, 2002 as Auditor's File No. 200207250019.

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22. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded April 7, 2003 as Auditor's File No. 20030407119.

23. Easement, affecting a portion of subject property for the purpose of ingress, egress and utilities, including terms and provisions thereof granted to present and future owners of said land, recorded November 5, 1979 as Auditor's File No. 7911050071.

24. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded April 18, 1990 as Auditor's File No. 9004180059.

25. Agreement, regarding access road usage and the terms and provisions thereof between Betty Bolton and TNT Construction, Inc., recorded June 11, 1980 as Auditor's File No. 8006110010

26. Agreement, affecting subject property, regarding hazardous substances agreement and the terms and provisions thereof between John A. Lange and Joy G. Lange and North County Bank, recorded January 22, 2002 as Auditor's File No. 200201220096.

27. Agreement, affecting subject property, regarding conditions of annexation and the terms and provisions thereof between City of Sedro Wolley, a Washington Municipal Corporation and SW-Land Company, LLC, a Washington Limited Partnership, et al, recorded April 2, 2002 as Auditor's File No. 200204020058.

28. Agreement, affecting a portion of subject property providing authorization of specific encroachment and the terms and provisions thereof between Northwest Pipeline Corporation and John A. Lange and Gayle Lange, recorded October 10, 2001 as Auditor's File No. 200110100109.

29. Agreement, regarding development conditions and the terms and provisions thereof between Sauk Mountain Village, L.L.C., et al and City of Sedro Woolley, et al, recorded May 7, 2003, June 9, 2003, June 30, 2003 and January 29, 2004 as Auditor's File No's. 200305070171, 200305070172, 200306090031, 200306300001 and 200401290098.

Said instrument is a rerecording of instrument(s);
Recorded: February 2, 2004
Auditor's File No.: 200402030145.

Developer's Indemnification of Future Owners recorded March 2, 2004 under Auditor's File No. 200403020063.

30. Easement, affecting a portion of subject property for the purpose of drainage, including terms and provisions thereof granted to John Lange and Gayle Lange, their heirs and all future owners, successors or assigns, recorded July 20, 2005 as Auditor's File No. 200507200156.

31. Easement, affecting a portion of subject property for the purpose of drainage, including terms and provisions thereof granted to John Lange and Gayle Lange, their heirs and all future owners, successors or assigns, recorded July 20, 2005 as Auditor's File No. 200507200157.

32. Easement, affecting a portion of subject property for the purpose of grading, including terms and provisions thereof granted to John Lange and Gayle Lange, their heirs and all future owners, successors or assigns, recorded July 20, 2005 as Auditor's File No. 200507200158.

33. Easement, affecting a portion of subject property for the purpose of grading, including terms and provisions thereof granted to John Lange and Gayle Lange, their heirs and all future owners, successors or assigns, recorded July 20, 2005 as Auditor's File No. 200507200159.

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34. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin, recorded May 19, 2015 as Auditor's File No. 201505190051.

Said covenants replace and supercede all previous covenants and amendments.

35. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey Sauk Mountain View Estates – South-A Planned Residential Development Phase 3, recorded May 26, 2005 as Auditor's File No. 200505260107.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

36. Terms and conditions of Articles of Incorporation and Bylaws of Sauk Mountain Estates South, including restrictions, regulations and conditions for dues and assessments, as established and levied pursuant thereto, including, but not limited to those as set forth under Auditor's File No. 201505190051.

37. Declaration of easement, affecting a portion of Lots 7-18, including the terms and provisions thereof recorded October 27, 2006 as Auditor's File No. 200610270089.

38. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: March 31, 2006

Auditor's File No.: 200603160148

Regarding: Skagit County Right to Farm Disclosure

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

39. Any tax, fee, assessments or charges as may be levied by Sauk Mountain View Estates Homeowners Association.