

When recorded return to:

Juan Jose Alatorre, Jr and Andrea Venegas
1601 West Gateway Heights Loop
Sedro-Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-1789
May 22 2020
Amount Paid \$5765.00
Skagit County Treasurer
By Marissa Guerrero Deputy

STATUTORY WARRANTY DEED GNW 20-4871

THE GRANTOR(S) Ruben Francisco Morel Lopez and Graciela Victoria Morel, a married couple,,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Andrea Venegas, a single person and Juan Jose Alatorre Jr, a single person

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

Lot 31, Sauk Mountain View Estates North - A Planned Residential Development - Phase IV, according to the plat thereof recorded March 22, 2012 under Auditor's File No. 201203220011, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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 "A" attached hereto

Tax Parcel Number(s): P131076 / 6009-000-000-0031

Dated: 05/21/2020

Ruben Francisco Morel Lopez
Ruben Francisco Morel Lopez

Graciela Victoria Morel
Graciela Victoria Morel

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Ruben Francisco Morel Lopez and Graciela Victoria Morel 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: 21 day of May, 2020

Mary Miller
Signature

Notary Public
Title

My appointment expires: 01-19-2022

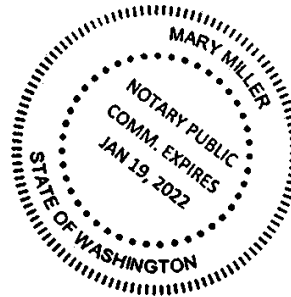


EXHIBIT A

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1. Any defect, lien, encumbrance, adverse claim, or other matter created by or arising out of the recording of copies of electronic original documents in the Public Records.
2. Any defect, lien, encumbrance, adverse claim, or other matter created by or arising out of the inaccessibility of the Skagit County Auditor and/or Treasurer's Office, including, but not limited to, (i) an inability to search the Public Records, or (ii) any delay in recordation of the documents vesting Title to Juan Alatorre, as his separate estate, and Andrea Venegas, as her separate estate in the Public Records.

This Exception will be deleted if the County Offices are open on the day of Closing.

3. Easement, affecting a portion of subject property for the purpose of pipeline for the transportation of oil, gas and the products thereof including terms and provisions thereof granted to Pacific Northwest Pipeline Corporation recorded September 19, 1956 as Auditor's File No. 541747

The width of said easement was widened to 75 feet by document recorded December 29, 1969, under Auditor's File No. 734415.

NOTE: Partial Relinquishment of Right of Way Contract, recorded September 24, 2013, and September 25, 2013, under Auditor's File No. 201309240008 and 201309250031, respectively.

4. Easement, affecting a portion of subject property for the purpose of pipeline or pipelines for the transportation of oil, gas and the products thereof including terms and provisions thereof granted to Pacific Northwest Pipeline Corporation recorded September 14, 1956 as Auditor's File No. 541527

NOTE: Partial Relinquishment of Right of Way Contract, recorded September 24, 2013, and September 25, 2013, under Auditor's File No. 201309240008 and 201309250031, respectively.

5. Agreement, affecting subject property, regarding clearing of trees from pipeline easement and the terms and provisions thereof between NW Pipe Corporation and S-W Land Company, L.L.C., The Foxhall Company, LLC, recorded July 2, 2002 as Auditor's File No. 200207020122.

NOTE: Partial Relinquishment of Right of Way Contract, recorded September 25, 2013, under Auditor's File No. 20130909250031.

6. Easement, affecting a portion of subject property for the purpose of pipelines including terms and provisions thereof granted to Northwest Pipeline Corp. recorded July 2, 2002 as Auditor's File No. 200207020123.

Said Easement was re-recorded August 26, 2002, under Auditor's File No. 200208260142.

NOTE: Partial Relinquishment of Right of Way Contract, recorded September 25, 2013, under Auditor's File No. 20130909250031.

7. Agreement, affecting subject property, regarding Development Agreement and the terms and provisions thereof between City of Sedro Woolley and Dukes Hill, LLC, a Washington limited liability company, recorded May 7, 2003 as Auditor's File No. 200305070171.

Said instrument is a re-recording of instrument filed March 26, 2003, under Auditor's File No. 200303260180.

NOTE: Said Instrument has been amended and/or modified by instrument recorded May 7, 2003, under Auditor's File No. 200305070172.

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8. Agreement, affecting subject property, regarding Development Agreement Regarding Obligations Arising From Developmental Approval and the terms and provisions thereof between City of Sedro Woolley and Dukes Hill, LLC, a Washington limited liability company, et al, recorded February 3, 2004 as Auditor's File No. 200402030145.

Said instrument is a re-recording of instrument(s) recorded January 29, 2004, under Auditor's File No. 200401290098.

NOTE: Said instrument has been amended and/or modified by instrument(s) recorded January 29, 2004, December 21, 2006, and January 8, 2018 under Auditor's File No. 200403020063, 200612210120, and 201801080072, respectively.

9. 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. 200304070119.

10. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Sauk Mountain Village, L.L.C., a Washington Limited Liability Company, recorded July 18, 2005 as Auditor's File No. 200507180165.

Above covenants, conditions and restrictions were amended and recorded March 17, 2015 and March 18, 2016 as Auditor's File No. 201503170063, and 201602120044, respectively.

11. Agreement, affecting subject property, regarding to participate in boundary line adjustment and the terms and provisions thereof between Dukes Hill LLC and Grandview Homes LLC, et al, recorded July 18, 2005 as Auditor's File No. 200507180168.

12. 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 named Sauk Mountain View Estates - North - A Planned Residential Development Phase 3, Sauk Mountain View Estates - North - A Planned Residential Development Phase 3 Lot Line Adjustment, and Amended Sauk Mountain View Estates - North - A Planned Residential Development Phase 3 Lot Line Adjustment recorded August 4, 2005, January 3, 2006, and March 7, 2008 as Auditor's File No. 200508040015, 200601030159, and 200803070019, respectively.

13. 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 November 5, 1985, as Auditor's File No. 8511050073.

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 October 17, 2002, as Auditor's File No. 200210170076.

15. Agreement, affecting subject property, regarding Development Agreement Regarding Obligations Arising From Developmental Approval and the terms and provisions thereof between City of Sedro Woolley and Sauk Mountain Village LLC, et al, recorded June 9, 2003 as Auditor's File No. 200306090031.

16. Agreement, affecting subject property, regarding Annexation Agreement and the terms and provisions thereof between City of Sedro Woolley and S-W Land Co., LLC, et al, recorded March 29, 2002 as Auditor's File No. 200203290183.

17. Agreement, affecting subject property, regarding clearing of trees from pipeline easement and the terms and provisions thereof between Northwest Pipeline Corporation and Galen Kindred and Sondra Kindred, recorded

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June 26, 2002 as Auditor's File No. 200206260088.

18. Easement, affecting a portion of subject property for the purpose of pipelines including terms and provisions thereof granted to Northwest Pipeline Corporation recorded June 26, 2002 as Auditor's File No. 200206260089.

NOTE: Partial Relinquishment of Right of Way Contract, recorded September 24, 2013, and September 25, 2013, under Auditor's File No. 201309240008 and 201309250031, respectively.

19. Easement, affecting a portion of subject property for the purpose of ingress, egress, and utilities including terms and provisions thereof granted to Sauk Mountain Village, LLC recorded January 21, 2005 as Auditor's File No. 200501210100.

20. Agreement, affecting subject property, regarding Notice of Protected Critical Area Subject to Sedro Woolley Municipal Code Chapter 17.65 and Conservation Easement and the terms and provisions thereof between Sauk Mountain Village LLC and City of Sedro Woolley, recorded July 18, 2005 as Auditor's File No. 200507180166.

21. Reservations, provisions and/or exceptions contained in instrument executed by J. Elmer Bovey, a bachelor, recorded February 14, 1912 as Auditor's File No. 89818.

NOTE: Excepting any minerals or mineral oils that may have been or may hereafter be discovered on said premises.

22. Reservations, provisions and/or exceptions contained in instrument executed by The Wolverine Company, recorded February 1, 1906 as Auditor's File No. 55459.

NOTE: Excepting however, from the operation of this Deed, and 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 now known, or shall hereafter be discovered.

23. Reservations, provisions and/or exceptions contained in instrument executed by Northern Pacific Railway Company, a Wisconsin Company, recorded June 14, 1965 as Auditor's File No. 667520.

NOTE: Excepting and reserving unto the Grantor, its successors and assigns, forever all minerals of every nature whatsoever.

24. Easement, affecting a portion of subject property for the purpose of Access Road Easement and rights incidental thereto including terms and provisions thereof granted to United States of America recorded January 28, 1969 as Auditor's File No. 722709.

25. Terms and conditions of City of Sedro Woolley Ordinance No. 1418-02, recorded March 29, 2002 as Auditor's File No. 200203290182.

26. Agreement, affecting subject property, regarding Agreement Regarding Conditions of Annexation and the terms and provisions thereof between City of Sedro Woolley, et al and S-W Land Company, LLC, et al, recorded April 2, 2002 as Auditor's File No. 200204020058.

27. 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 23, 2007, as Auditor's File No. 200704230157.

28. Agreement, affecting subject property, regarding Adjacent Properties Development and the terms and provisions thereof between Grandview Homes, LLC and Dukes Hill LLC, recorded April 14, 2010 as Auditor's File No. 201004140048.

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29. Agreement, affecting subject property, regarding Adjacent Properties Development and the terms and provisions thereof between Grandview Homes, LLC and Galen Kindred, recorded May 4, 2010 as Auditor's File No. 201005040070.

30. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Sauk Mountain Village, L.L.C., recorded May 9, 2003 as Auditor's File No. 200305090002.

Above covenants, conditions and restrictions were amended and recorded June 15, 2004, April 29, 2005, July 18, 2005, August 8, 2005, October 26, 2005, January 23, 2006, and May 3, 2006 as Auditor's File No. 200406150130, 200504290152, 200507180167, 200508080137, 200509160050, 200510260044, 200601230191, and 200605030049, respectively.

31. 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 named Sauk Mountain View Estates North, Phase 1, Wildflower recorded May 9, 2003 as Auditor's File No. 200305090001.

32. Reservations, provisions and/or exceptions contained in instrument recorded as Auditor's File No. 60673.

NOTE: Reservation of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same. No determination has been made as to the current ownership or other matters affecting said reservations.

33. Easement, affecting a portion of subject property for the purpose of electric transmission and/or distribution lines including terms and provisions thereof granted to United States of America recorded July 17, 1946 as Auditor's File No. 394047

34. Easement, affecting a portion of subject property for the purpose of electric transmission and/or distribution lines including terms and provisions thereof granted to United States of America recorded August 7, 1963 as Auditor's File No. 639321

35. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Dukes Hill LLC, recorded February 3, 2004 as Auditor's File No. 200402030144.

Said instrument is a re-recording of instrument recorded under Auditor's File No. 200401290096.

36. 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 February 2, 2004, as Auditor's File No. 200402020108.

37. 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 named Sauk Mountain View Estates - North - A Planned Residential Development - Phase 2 recorded January 28, 2004 as Auditor's File No. 200401290095.

38. 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 named Saul Mountain View Estates - North - A Planned Residential Development - Phase IV recorded March 22, 2012 as Auditor's File No. 201203220011.

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

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requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

39. 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 named Sauk Mountain View Estates North - A Planned Residential Development Phase V and Plat Alteration of Phase IV Filed Under AF# 201203220011 recorded March 18, 2016 as Auditor's File No. 201603180044.

40. 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 named Survey, A Portion of the NE 1/4 of the NW 1/4 & the NW 1/4 of the NE 1/4 of Section 18, Township 35 North, Range 5 East of W. M. recorded February 18, 2016 as Auditor's File No. 201602180008.

41. Regulatory notice/agreement regarding Skagit County Right-To-Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded February 4, 2016 as Auditor's File No. 201602040029 .

42. Any tax, fee, assessments or charges as may be levied by Wildflower Homeowner's Association.

43. Any tax, fee, assessments or charges as may be levied by Sauk Mountain View Estates North - Phase III/IV Homeowners Association.

EXHIBIT "A"
Property Description

Buyer(s): Juan Alatorre and Andrea Venegas

Property Address: 1601 West Gateway Heights Loop, Sedro-Woolley, WA 98284

PROPERTY DESCRIPTION:

Lot 31, Sauk Mountain View Estates North - A Planned Residential Development - Phase IV, according to the plat thereof recorded March 22, 2012 under Auditor's File No. 201203220011, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.