

When recorded return to:

Jessy A. Rosenkranz  
1476 W Gateway Heights Loop  
Sedro Woolley, WA 98284

Filed for Record at Request of  
Curtis, Casteel & Palmer, PLLC  
Escrow Number: 200357M

CHICAGO TITLE  
620043102

**Statutory Warranty Deed**

THE GRANTORS Daniel K. McHenry and Jennifer A McHenry, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jessy A. Rosenkranz, an unmarried person

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

Abbreviated Legal:

LT 20, SAUK MOUNTAIN VIEW ESTATES NORTH PUD, PH V & PH IV ALTERATION, Skagit County, Washington.

For Full Legal See Attached Exhibit "A"

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2552

Jul 10 2020

Amount Paid \$6437.00

Skagit County Treasurer

By Heather Beauvais Deputy

Tax Parcel Number(s): P133171 / 6033-000-020-0000

Dated July 6, 2020

Daniel K. McHenry  
Daniel K. McHenry

Jennifer A. McHenry  
Jennifer A McHenry

STATE OF Washington  
COUNTY OF Skagit } SS:

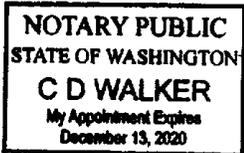
I certify that I know or have satisfactory evidence that Daniel K. McHenry and Jennifer A McHenry

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: 7.7.2020

C D Walker

Notary Public in and for the State of Washington  
Residing at Sedro Woolley, WA 98284  
My appointment expires: 12.13.2020



**EXHIBIT A**

Lot 20, SAUK MOUNTAIN VIEW ESTATES NORTH - A PLANNED RESIDENTIAL DEVELOPMENT PHASE V AND PLAT ALTERATION OF PHASE IV, recorded March 18, 2016 under Auditor's File No. 201603180044, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

**SUBJECT TO:**

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

Recording Date: September 13, 1956  
Recording No.: 541747  
In favor of: Pacific Northwest Pipeline Corp.  
For: Pipeline  
Affects: Said premises and other property

AMENDED by instrument(s):

Recording Date: December 29, 1969  
Recording No.: 734415

Note: Partial Relinquishment of Right of Way Contract recorded under Recording No. 201309250031

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

Recording Date: September 13, 1956  
Recording No.: 541527  
In favor of: Pacific Northwest Pipeline Corp.  
For: Pipeline  
Affects: Said premises and other property

Note: Partial Relinquishment of Right of Way Contract recorded under Recording No. 201309250031

Agreement, including the terms and conditions thereof;

Between: NW Pipe Corporation and S-W Land Company, L.L.C. and Foxhall Company, L.L.C.  
Recording Date: July 2, 2002  
Recording No.: 200207020122  
Re-Recording No.: 200208260142  
Providing: Clearing of trees from pipeline easement  
Affects: Said premises and other property

Note: Partial Relinquishment of Right of Way Contract recorded under Recording No. 201309250031

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

Recording Date: July 2, 2002  
Recording No.: 200207020123  
In favor of: Northwest Pipeline Corp.  
For: Pipelines  
Affects: Said premises and other property

Note: Partial Relinquishment of Right of Way Contract recorded under Recording No. 201309250031

Agreement, including the terms and conditions thereof;

Between: City of Sedro Woolley and Dukas Hill, L.L.C. a Washington limited liability company, et. al.  
Recording Date: May 7, 2003  
Recording No.: 200305070171  
Providing: Development Agreement  
Affects: Said premises and other property

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

Recording Date: March 26, 2003  
Recording No.: 200303260180

AMENDED by instrument(s):

Recording Date: May 7, 2003  
Recording No.: 200305070172

Agreement, including the terms and conditions thereof;

Between: City of Sedro Woolley and Dukes Hill, L.L.C. a Washington limited liability company, et al  
Recording Date: February 3, 2004  
Recording No.: 200402030145, records of Skagit County, Washington  
Providing: Development Agreement regarding obligations arising from Development Approval

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

Recording Date: January 29, 2004  
Recording No.: 200401290098

AMENDED by instrument(s);

Recording No.: 200403020063  
Recording No.: 200612210120

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

Recording Date: April 7, 2003  
Recording No.: 200304070119  
In favor of: Puget Sound Power & Light Company  
For: Underground electric system, together with necessary appurtenances  
Affects: Said premises and other property

Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: July 18, 2005  
Recording No.: 200507180165

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 17, 2015  
Recording No.: 201503170063

Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth above:

Imposed by: Sauk Mountain View Estates Phase III/IV Homeowners Association

Agreement, including the terms and conditions thereof, entered into:

Between: Dukes Hill LLC and Grandview Homes LLC et al  
Recording Date: July 18, 2005  
Recording No.: 200507180168

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 PHASE 3 and AMENDED SAUK MOUNTAIN VIEW ESTATES NORTH PHASE 3 LOT LINE ADJUSTMENT:

Recording No.: 200508040015  
Recording No.: 200601030159  
Recording No.: 20080307001

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

Recording Date: November 5, 1985  
Recording No.: 8511050073  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line  
Affects: Plat of Sauk Mountain View Estates North Phase I

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

Recording Date: October 17, 2002  
Recording No.: 200210170076  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line  
Affects: Plat of Sauk Mountain View Estates North Phase I

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

Between: City of Sedro Woolley and Sauk Mountain Village LLC et al  
Recording Date: June 9, 2003  
Recording No.: 200306090031  
Providing: Development Agreement  
Affects: Said premises and other property

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

Between: City of Sedro Woolley and S-W Land Co., LLC et al  
Recording Date: March 29, 2002  
Recording No.: 200203290183  
Providing: Annexation Agreement  
Affects: Said premises and other property

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

Between: Northwest Pipeline Corporation and Galen Kindred and Sondra Kindred  
Recording Date: June 26, 2002  
Recording No.: 200206260088  
Providing: Clearing of trees from pipeline easement

Note: Partial Relinquishment of Right of Way Contract recorded under Recording No. 201309250031

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

Recording Date: June 26, 2002  
Recording No.: 200206260089  
In favor of: Northwest Pipeline Corporation  
For: Pipelines

Note: Partial Relinquishment of Right of Way Contract recorded under Recording No. 201309250031

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

Recording Date: January 21, 2005  
Recording No.: 200501210100  
In favor of: Sauk Mountain Village, LLC  
For: Ingress, egress and utilities

Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: July 18, 2005  
Recording No.: 200507180165

Agreement and Easement, including the terms and conditions thereof, entered into;

Between: Sauk Mountain Village LLC and City of Sedro Woolley  
Recording Date: July 18, 2005  
Recording No.: 200507180166

Reservations and recitals contained in the Deed as set forth below:

Dated: February 14, 1912  
Recording Date: February 19, 1912  
Recording No.: 89818

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  
Recording Date: January 28, 1969  
Recording No.: 722709  
Affects: Not disclosed

Terms and conditions of City of Sedro-Woolley Ordinance No. 1418-02 as recorded March 29, 2002, under recording number 200203290182

Agreement 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  
Recording Date: April 2, 2002  
Recording No.: 200204020058

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  
Recording Date: April 23, 2007  
Recording No.: 200704230157

Adjacent Properties Development Agreement and the terms and conditions thereof:

Recording Date: April 14, 2010  
Recording No.: 201004140048

Adjacent Properties Development Agreement and the terms and conditions thereof:

Recording Date: May 4, 2010  
Recording No.: 201005040070

Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: May 9, 2003  
Recording No.: 200305090002

AMENDED by instrument(s):

Recording Nos: 200406150130, 200504290152, 200507180167, 200508080137, 200509160050, 200510260044, 200601230191, 200605030048.

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, PHASE 1, WILDFLOWER:

Recording No.: 200305090001

Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth above:

Imposed by: Wildflower Homeowner's Association

Exceptions and reservations as contained in instrument:

Recording Date: February 1, 1907  
Recording No.: 60673  
Executed By: The Wolverine Company

No determination has been made as to the current ownership or other matters affecting said reservations.

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

Recording Date.: July 17, 1946  
Recording No.: 394047  
In favor of: United States of America  
For: Electric transmission and/or distribution line

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

Recording Date: August 7, 1963  
Recording No.: 639321  
In favor of: United States of America  
For: Electric transmission and/or distribution line

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:

Recording Date: February 3, 2004  
Recording No.: 200402030144  
Executed By: Dukes Hill, L.L.C.  
Affects: Portion of said plat

Said document is a re-recording of recording number 200401290096.

Easement, including the terms and conditions thereof, granted by instrument:

Recording Date: February 2, 2004  
Recording No.: 200402020108  
In favor of: Puget Sound Power & Light Company  
For: Underground electric system, together with necessary appurtenances

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 ESTATE - NORTH A PLANNED RESIDENTIAL DEVELOPMENT PHASE 2:

Recording No.: 200401290095

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

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

Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: February 12, 2016  
Recording No.: 201602120044

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 - A PLANNED RESIDENTIAL DEVELOPMENT PHASE V AND PLAT ALTERATION OF PHASE IV FILED UNDER AF#201203220011:

Recording No.: 201303180044

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

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

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

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated June 11, 2020  
between Jessy A. Rosenkranz ("Buyer")  
Buyer  
and Daniel K McHenry Jennifer McHenry ("Seller")  
Seller Seller  
concerning 1476 W Gateway Heights Loop 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.

Authenticate: Jessy A. Rosenkranz 06/11/2020  
Buyer 9:32:04 PM PDT Date

Buyer Date

Authenticate: Daniel K. McHenry 06/12/2020  
SA 12/2020 7:12:09 PM PDT  
Seller Date

Authenticate: Jennifer A. McHenry 06/12/2020  
SA 2/2020 7:13:45 PM PDT  
Seller Date