

When recorded return to:

Mark Browning and Justine Browning
1333 Cascadia Drive
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620043490

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3005

Aug 07 2020

Amount Paid \$5285.00
Skagit County Treasurer
By Marissa Guerrero Deputy

CHICAGO TITLE
620043490

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kari L. Ashworth, who acquired title as Kari L. Samuelsen, a married person
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Mark Browning and Justine Browning, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 10, 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.

SITUATED IN SKAGIT COUNTY, STATE OF WASHINGTON.

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


Tax Parcel Number(s): P121345 / 4829-000-010-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 28, 2020


Kari L. Ashworth
Robert L. AshworthState of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Kari L. Ashworth and Robert L. Ashworth are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

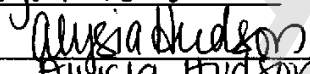
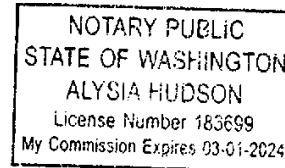
Dated: August 06, 2020

Name: Alysia Hudson
Notary Public in and for the State of Washington
Residing at: Arundelton
My appointment expires: 03.01.2024

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 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 Recording no.: 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 recording no.: 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. 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

EXHIBIT "A"

**Exceptions
(continued)**

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."

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