

When recorded return to:

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Key Peninsula Properties LLC
P.O Box 1845
Mount Vernon, WA 98273

Affidavit No. 2020-3999
Oct 01 2020
Amount Paid \$1117.00
Skagit County Treasurer
By Marissa Guerrero Deputy

STATUTORY WARRANTY DEED

GNW 20-6816

THE GRANTOR(S) Michael D. Bleakney, as his separate estate, 5566 Whitehorn Way, Blaine, WA 98230,

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

in hand paid, conveys, and warrants to Key Peninsula Properties LLC, a Washington Limited Liability Company
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 23, Sauk Mountain View Estates North Phase 5 & Alteration of Phase 4

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): P133174

Dated: 9/23/2020

Michael D. Bleakney
Michael D. Bleakney

Statutory Warranty Deed
LPB 10-05

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Michael D. Bleakney 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: 23 day of September, 2020

Doug Clark
Signature

Notary Public
Title

My appointment expires: 12-15-21

Notary Public
State of Washington
Doug Clark
Commission No. 196611
Commission Expires 12-15-2021

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 1470 West Gateway Heights Loop, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P133174

Property Description:

Lot 23, 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.

Situated in Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 20-6816-KH

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EXHIBIT B
20-6816-KH

1. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Pacific Northwest Pipeline Corporation
Dated: March 28, 1956
Recorded: September 13, 1956
Auditor's No: 541527
Affects: Open Space Area

2. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Pacific Northwest Pipeline Corporation
Dated: April 24, 1956
Recorded: September 19, 1956
Auditor's No: 541747
Purpose: A 50 foot wide portion of subject property
Affects: Open Space Area

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

3. Reservations contained in Deed dated February 14, 1912, executed by J. Elmer Bovey, a bachelor, recorded February 19, 1912, under Auditor's File No. 89818, as follows:

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

4. RESERVATIONS CONTAINED IN DEED

Executed by: The Wolverine Company
Recorded: February 1, 1906
Auditor's No: 55459

As Follows: 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.

5. RESERVATIONS CONTAINED IN DEED

Executed by: Northern Pacific Railway Company, a Wisconsin Corporation
Recorded: June 14, 1965
Auditor's No: 667520

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

6. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Dated: April 17, 2007
Recorded: April 23, 2007
Auditor's No.: 200704230157
Purpose: "...utility systems..."
Area Affected: Portions of the subject property

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7. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: July 8, 2005
Recorded: July 18, 2005
Auditor's No.: 200507180165
Executed By: Grandview Home LLC, et al

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED BY THE FOLLOWING:

Recorded: March 17, 2015 and February 12, 2016
Auditor's No.: 201503170063 and 201602120044

8. AGREEMENT, 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 February 3, 2004
Auditor's No.: 200305070171, 200305070172, 200306090031, 200306300001 and 200402030145
Regarding: Development conditions and provisions

9. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy
Dated: March 21, 2003
Recorded: April 7, 2003
Auditor's No.: 200304070119
Purpose: "...utility systems..."
Area Affected: Portions of the subject property

10. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Northwest Pipeline Corporation
Dated: June 13, 2002
Recorded: June 26, 2002
Auditor's No.: 200206260089
Purpose: "...pipeline or pipelines..."
Area Affected: Open Space Area

11. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Northwest Pipeline Corporation, its successors and/or assigns

Dated: June 11, 2002
Recorded: July 2, 2002
Auditor's No.: 200207020123
Purpose: Right-of-way and Easement
Area Affected: Open Space Area

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

12. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT

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PLAT/SURVEY:

Name: Sauk Mountain View Estates -- North, a Planned Residential Development -- Phase IV
Recorded: March 22, 2012
Auditor's 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 requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

13. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Record of Survey
Recorded: February 18, 2016
Auditor's No.: 201602180008

14. 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:

Name: Sauk Mountain View Estates North Estates North PRD Phase V
Recorded: March 18, 2016
Auditor's No.: 201603180044

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".

15. Any tax, fee, assessments or charges as may be levied by Sauk Mountain Estates North Phases III/IV/V Homeowners Association.