

When recorded return to:

Jared D. McGarry and Heather McGarry
1402 East Gateway Heights Loop
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.: 620046728

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1402

Apr 01 2021

Amount Paid \$7637.00

Skagit County Treasurer
By Chelsea Stalcup Deputy

0 TITLE
16728

STATUTORY WARRANTY DEED

THE GRANTOR(S) Benjamin E Delmoe and Anailia M Delmoe, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Jared D. McGarry and Heather McGarry, husband and wife

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

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

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

Lot(s): 47, Sauk Mountain View Estates North PRD Phase V and Plat Alteration of Phase IV

Tax Parcel Number(s): P131092 / 6009-000-000-0047

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: March 29, 2021

Benjamin E Delmoe
Benjamin E Delmoe
Anailia M Delmoe
Anailia M Delmoe

State of WASHINGTON
County of Skagit (PK)

I certify that I know or have satisfactory evidence that
Benjamin E Delmoe, Anailia M Delmoe
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 3-31-2021

Name: Robert Russell Kihm
Notary Public in and for the State of WA
Residing at: Bellingham
My appointment expires: 8-31-23

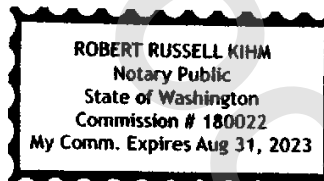


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P131092 / 6009-000-000-0047

Lot 47, 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.

EXHIBIT "B"
Exceptions

1. 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

2. 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

3. 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

4. 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.

EXHIBIT "B"**Exceptions
(continued)**

For: Pipelines
Affects: Said premises and other property

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

5. 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: 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

6. 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

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

Recording Date: April 7, 2003

EXHIBIT "B"**Exceptions
(continued)**

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

8. 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

9. 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

10. 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

11. 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: 200803070019

EXHIBIT "B"**Exceptions
(continued)**

12. 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
13. 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
14. 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
15. 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
16. 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
17. Easement, including the terms and conditions thereof, granted by instrument(s);
- Recording Date: June 26, 2002
 Recording No.: 200206260089

EXHIBIT "B"**Exceptions
(continued)**

In favor of: Northwest Pipeline Corporation
For: Pipelines

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

18. 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

19. 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

20. 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

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

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

22. 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

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

EXHIBIT "B"**Exceptions
(continued)****24. 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

25. 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

26. Adjacent Properties Development Agreement and the terms and conditions thereof:

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

27. Adjacent Properties Development Agreement and the terms and conditions thereof:

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

28. 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 No.: 200406150130
 Recording No.: 200504290152
 Recording No.: 200507180167
 Recording No.: 200508080137
 Recording No.: 200509160050
 Recording No.: 200510260044
 Recording No.: 200601230191
 Recording No.: 200605030049

EXHIBIT "B"**Exceptions
(continued)**

29. 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
30. 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
31. 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.
32. 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
33. 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
34. 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;

EXHIBIT "B"**Exceptions
(continued)**

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.

35. 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

36. 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

37. 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

38. 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

39. 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,

EXHIBIT "B"**Exceptions
(continued)**

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

40. 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

41. 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."

42. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
43. City, county or local improvement district assessments, if any.