

When recorded return to:

Victoria M. Griffin and Sean Griffin  
PO Box 881  
Bellingham, WA 98227

GNW 21-10572

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Kevin R. Taylor and Sireeta Taylor, a married couple, CMR 415 Box 6229, APO, 09114, Germany,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Victoria M. Griffin and Sean Griffin, a married couple

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 1, Amended Sauk Mountain Estates North PRD, Phase 3 LLA

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): P123088

Dated: 05/18/2021

Kevin R Taylor  
Kevin R. Taylor

Sireeta Taylor  
Sireeta Taylor

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2222

May 19 2021

Amount Paid \$6565.00  
Skagit County Treasurer  
By Heather Beauvais Deputy

Statutory Warranty Deed  
LPB 10-05

Order No.: 21-10572-KH

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STATE OF Virginia  
COUNTY OF Loudoun

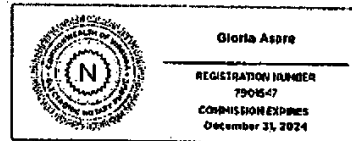
I certify that I know or have satisfactory evidence that Kevin R. Taylor and Sireeta Taylor is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 18th day of May, 2021

 Gloria Asare  
Signature

Electronic Notary Public  
Title

My appointment expires: 12/31/2024  
Registration No: 7901547



Notarized online using audio-video communication

**EXHIBIT A  
LEGAL DESCRIPTION**

**Property Address:** 1422 Porto Bello Avenue, Sedro Woolley, WA 98284  
**Tax Parcel Number(s):** P123088

**Property Description:**

**Lot 1, AMENDED SAUK MOUNTAIN ESTATES NORTH, A PLANNED RESIDENTIAL DEVELOPMENT,  
PHASE 3, LOT LINE ADJUSTMENT, according to the Plat thereof recorded March 7, 2008 under Auditor's File  
No. 200803070019, records of Skagit County, Washington.**

**EXHIBIT B**

21-10572-KH

**1. EASEMENT AND PROVISIONS THEREIN:**

Grantee: Puget Sound Energy, Inc., a Washington Corporation

Dated: March 21, 2003

Recorded: April 7, 2003

Auditor's No.: 200304070119

Purpose: Underground electric system, together with necessary appurtenances

Area Affected: As constructed

**2. TERMS AND CONDITIONS OF DEVELOPMENT AGREEMENT, DATED MAY 26, 2002:**

Dated: May 26, 2002

Recorded: May 7, 2003

Auditor's No.: 200305070171

Said instrument is a re-recording of instrument recorded under Auditor's File No. 200303260180.

Amended by document recorded under Auditor's File No. 200305070172.

Also amended by document recorded under Auditor's File No. 200306090031.

**3. 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: Sauk Mountain View Estates – North – A Planned

Residential Development Phase 2

Recorded: January 29, 2004

Auditor's No.: 200401290095

**4. 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: Sauk Mountain View Estates – North – A Planned

Residential Development, Phase 3, adjusted and amended

Recorded: August 4, 2005, January 3, 2006 and March 7, 2008

Auditor's No.: 200508040015, 200601030159 and 200803070019

**5. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: City of Sedro Woolley

Recorded: January 29, 2004

Auditor's No. 200401290097

Purpose: Sewer line

Area Affected: Portion of real estate under search and other property

**6. 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

**7. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE,**Statutory Warranty Deed  
LPB 10-05

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**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: Grandview Homes, LLC

And: Duke Hill, LLC

Dated: June 15, 2005

Recorded: April 14, 2010

Auditor's No.: 201004140048

Regarding: Adjacent Properties Development Agreement

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