

When recorded return to:

Teresa Quimby and Jonathan Quimby
1510 Porto Bello Avenue
Sedro Woolley, WA 98284

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

Affidavit No. 2021-2388

May 28 2021

Amount Paid \$7285.00

Skagit County Treasurer

By Heather Beauvais Deputy

Filed for record at the request of:

**CHICAGO TITLE**

COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

CHICAGO TITLE COMPANY

620047658

Escrow No.: 245441450

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ronald L. Edwards and Carolyn Beth Edwards, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to Teresa Quimby and Jonathan Quimby, a married couple

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

Lot 4, 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.

Situated in Skagit County, Washington.

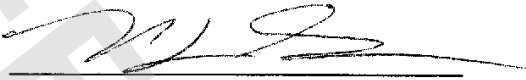
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel P123091 / 4865-000-004-0000,
Number(s):

See attached Exhibit "A" for Subject to:

STATUTORY WARRANTY DEED
(continued)

Dated: May 26, 2021



Ronald L. Edwards



Carolyn Beth Edwards

State of WASHINGTON
County of ~~SKAGIT~~

Whatcom (Rn)

I certify that I know or have satisfactory evidence that Ronald L. Edwards and Carolyn Beth Edwards 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.

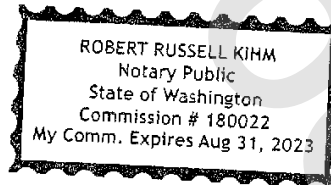
Dated: 5-27-21

Name: *A. R. Kihm*

Notary Public in and for the State of WA

Residing at: Bellingham

My appointment expires: 8/31/23



STATUTORY WARRANTY DEED
(continued)

EXHIBIT "A"

Subject to:

1. 1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 13, 1956
Recording No.: 541747, records of Skagit County, Washington
In favor of: Pacific Northwest Pipeline Corp.
For: Pipeline
Affects: Said premises and other property
Note: Exact location and extent of easement is undisclosed of record.

AMENDED by instrument(s):

Recorded: December 29, 1969
Recording No.: 734415, records of Skagit County, Washington

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 13, 1956
Recording No.: 541527, records of Skagit County, Washington
In favor of: Pacific Northwest Pipeline Corp.
For: Pipeline
Affects: Said premises and other property
Note: Exact location and extent of easement is undisclosed of record.

3. 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
Recording 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
Recording No.: 200303260180, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: May 7, 2003
Recording No.: 200305070172, records of Skagit County, Washington

4. 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: February 3, 2004
Recording No.: 200402030145, records of Skagit County, Washington
Providing: Development Agreement regarding obligations arising from Development Approval
Affects: Said premises and other property
Said instrument is a re-recording of instrument (s);

STATUTORY WARRANTY DEED

(continued)

Recorded: January 29, 2004

Recording No.: 200401290098, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: April 3, 2000 and December 21, 2006

Recording No.: 200403020063

Recording No.: 200612210120

records of Skagit County, Washington

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

Recorded: April 7, 2003

Recording 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

6. 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: July 18, 2005

Recording No.: 200507180165, records of Skagit County, Washington

Executed By: Sauk Mountain View Estates Phase III/IV Homeowners Association et al

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 17, 2015

Recording No.: 201503170063

7. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: July 18, 2005

Recording No.: 200507180165, records of Skagit County, Washington

Imposed By: Sauk Mountain View Estates Phase III/IV Homeowners Association et al

8. 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

9. 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

STATUTORY WARRANTY DEED

(continued)

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."