

**When recorded return to:**

Douglas D. Fowler, Jr. and Marla K. Fowler  
1511 Portobello Avenue  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3686

Aug 11 2021

Amount Paid \$5925.00

Skagit County Treasurer

By Heather Beauvais Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**  
020047336

Escrow No.: 620047336

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Renata Kay Mapes, also appearing of record as Renata Mapes, a married person as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Douglas D. Fowler, Jr. and Marla K. Fowler, a married couple

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.)

LT 8, SAUK MOUNTAIN VIEW ESTATES - SOUTH, A PLANNED RESIDENTIAL DEVELOPMENT

Tax Parcel Number(s): P120669 / 4819-000-008-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: July 29, 2021

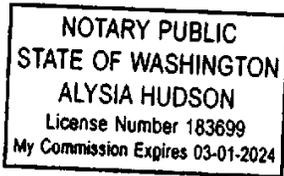
Renata Kay Mapes  
Renata Kay Mapes

[Signature]  
Lex Dorian Rivers

State of Washington  
county of Skagit

I certify that I know or have satisfactory evidence that Renata Kay Mapes and Lex Dorian Rivers  
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: August 10, 2021



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

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P120669 / 4819-000-008-0000**

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LOT 8, SAUK MOUNTAIN VIEW ESTATES - SOUTH, A PLANNED RESIDENTIAL DEVELOPMENT, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 9, 2003, UNDER AUDITOR'S FILE NO. 200306090032, RECORDS OF SKAGIT COUNTY, WASHINGTON;.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
**Exceptions**

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
 

In favor of:           The United States of America  
 Purpose:               One or more lines of electric power transmission structures and appurtenant signal lines  
 Recording Date:       June 6, 1946  
 Recording No.:        392628  
 Affects:               A strip of land 125.0 feet in width, the boundaries of said strip lying 62.5 feet distant from, on each side of, and parallel with the survey line of the Arlington-Bellingham Transmission line as now located and staked
  
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
 

In favor of:           The United States of America  
 Purpose:               One or more lines of electric power transmission structures and appurtenant signal lines  
 Recording Date:       July 17, 1946  
 Recording No.:        394047  
 Affects:               A strip of land 125.0 feet in width, the boundaries of said strip lying 62.5 feet distant from, on each side of, and parallel with the survey line of the Arlington-Bellingham Transmission line as now located and staked
  
3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
 

In favor of:           The United States of America  
 Purpose:               One or more lines of electric power transmission structures and appurtenant signal lines  
 Recording Date:       August 7, 1963  
 Recording No.:        639321  
 Affects:               A strip of land 137.5 feet in width, the boundaries of said strip lying 62.5 feet distant Easterly from and 75.0 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(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
 

In favor of:           Puget Sound Power & Light Company  
 Purpose:               Electric transmission and/or distribution line, together with necessary appurtenances  
 Recording Date:       June 20, 1945  
 Recording No.:        381240  
 Affects:               Portion in Southeast Quarter of the Northwest Quarter

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

5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- In favor of: Present and future owners of land  
 Purpose: Ingress, egress and utilities  
 Recording Date: November 5, 1979  
 Recording No.: 7911050071  
 Affects: A 60-foot strip of land in the portion of the Southeast Quarter of the Northwest Quarter
6. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- In favor of: Puget Sound Power & Light Company  
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
 Recording Date: April 18, 1990  
 Recording No.: 9004180059
7. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed
- Grantor: Skagit Realty Company  
 Recording Date: October 23, 1915  
 Recording No.: 110291
- NOTE: This exception does not include present ownership of the above mineral rights.
8. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry
- Grantor: State of Washington  
 Recording No.: 68626
- Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.
9. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- In favor of: Drainage District No. 14 of Skagit County Washington

**EXHIBIT "B"**

Exceptions  
(continued)

Purpose: Right of way for drainage ditch purposes. Together with right of ingress  
and egress  
Recording Date: February 26, 1935  
Recording No.: 267764  
Affects: Portion in the Southwest Quarter of the Northeast Quarter and other  
property

10. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Pacific Northwest Pipeline Corporation  
Purpose: Constructing, maintaining, etc. pipeline or pipelines  
Recording Date: September 14, 1956  
Recording No.: 541476  
Affects: Portion in the Southwest Quarter of the Northeast Quarter and other  
property

11. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Cascade Natural Gas Corporation  
Purpose: Constructing, maintaining, etc. Pipeline or pipelines  
Recording Date: November 26, 1956  
Recording No.: 544543  
Affects: Portion in the Southwest Quarter of the Northeast Quarter and other  
property

Said instrument was corrected by instrument dated August 3, 1957, and recorded September 9, 1957, under Auditor's File No. 555867, records of Skagit County, Washington.

12. Agreement and the terms and conditions thereof

Executed by: Northwest Pipeline Corporation and John A. Lange and Gayle Lange  
Recording Date: October 10, 2001  
Recording No.: 200110100109  
Providing: Authorization for specific encroachment  
Affects: Portion in the Southwest Quarter of the Northeast Quarter

13. Agreement and the terms and conditions thereof

Executed by: John A. Lange and Joy G. Lange and North County Bank  
Recording Date: January 22, 2002  
Recording No.: 200201220096  
Providing: Hazardous Substances Agreement

**EXHIBIT "B"**

Exceptions  
(continued)

Affects: Said premises and other property

14. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Northwest Pipeline Corporation  
Purpose: Pipeline and related rights  
Recording Date: July 5, 2002  
Recording No.: 200207050100  
Affects: Portion of the Northeast Quarter

15. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: John A. Lange and Gayle Lange  
Purpose: Utilities, Drainage, Sewer lines, etc.  
Recording Date: July 25, 2002  
Recording No.: 200207250019  
Affects: Said premises and other property

16. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Energy, Inc.  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: April 7, 2003  
Recording No.: 200304070119

17. Agreement and the terms and conditions thereof:

Executed by: City of Sedro Woolley, et al  
Recording Date: May 7, 2003  
Recording No.: 200305070171  
Providing: Development conditions and provisions

Said instrument is a Re-recording of instrument(s)

Recording Date: March 26, 2003  
Recording No.: 200303260180

Amended by instrument(s):

Recording Date: February 13, 2004  
Recording No.: 200402130064

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

Amended by instrument(s):

Recording Date: March 2, 2004  
Recording No.: 200403020063

## 18. Agreement and the terms and conditions thereof

Executed by: Sauk Mountain Village, L.L.C., et al and City of Sedro Woolley, et al  
Recording Date: May 7, 2003  
Recording No.: 200305070172  
Providing: Development conditions and provisions

## 19. Agreement and the terms and conditions thereof:

Executed by: John and Gayle Lange, et al and City of Sedro Woolley, et al  
Recording Date: June 9, 2003  
Recording No.: 200306090031  
Providing: Development conditions and provisions

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 3, 2004  
Recording No.: 200402030145

Said instrument is a Re-recording of instrument(s)

Recording Date: January 29, 2004  
Recording No.: 200401290098

## 20. 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: June 9, 2003  
Recording No.: 200306090033

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 30, 2003  
Recording No.: 200306300001

Modification(s) of said covenants, conditions and restrictions

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

Recording Date: January 28, 2004  
Recording No.: 200401280120

21. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Sauk Mt. View Estates South Homeowners Association  
Recording Date: June 9, 2003  
Recording No.: 200306090033

22. 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 the Plat of Sauk Mountain View Estates South a Planned Development:

Recording No: 200306090032

23. Agreement and the terms and conditions thereof:

Executed by: City of Sedro Wolley 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

24. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Sauk Mountain View Estates South, Homeowners Association  
Recording Date: May 19, 2015  
Recording No.: 201505190051

25. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

26. Assessments, if any, levied by Sedro Woolley.

27. City, county or local improvement district assessments, if any.

28. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands

**EXHIBIT "B"**

Exceptions  
(continued)

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."