

When recorded return to:
Cho Chark Joe Leung
1592 W Gateway Heights Loop
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3810

Aug 18 2021

Amount Paid \$7677.00

Skagit County Treasurer

By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

11900 NE 1st St., Suite 110
Bellevue, WA 98005

Escrow No.: 0216739-OC

CHICAGO TITLE
620048176

STATUTORY WARRANTY DEED

THE GRANTOR(S) Forest Chenango Scott, an unmarried individual and Ethel Marie Bailey, an unmarried individual

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Cho Chark Joe Leung, a single man

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

LOT 42, 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.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P131087/60090000000042

Subject to:

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully incorporated herein.

STATUTORY WARRANTY DEED
(continued)

Dated: August 17, 2021

Forest Chenango Scott
Forest Chenango Scott
Ethel Marie Bailey
Ethel Marie Bailey

State of WASHINGTON
County of SKAGIT King

I certify that I know or have satisfactory evidence that Forest Chenango Scott is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8/17/2021

Jill Burdette
Name: JILL C BURDETTE
Notary Public in and for the State of WASHINGTON
Residing at: Bellevue WA
My appointment expires: 06/29/22



State of WASHINGTON
County of SKAGIT King

I certify that I know or have satisfactory evidence that Ethel Marie Bailey is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8/17/2021

Jill Burdette
Name: JILL C BURDETTE
Notary Public in and for the State of WASHINGTON
Residing at: Bellevue WA
My appointment expires: 06/29/22

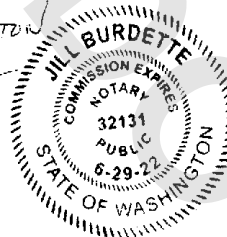


EXHIBIT "A"
Exceptions

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully incorporated herein.

1. 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: The Wolverine Company
Recording Date: February 1, 1907
Recording No.: 60673
The Company makes no representations about the present ownership of these reserved and excepted interests.
2. 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: J. Elmer Bovey to A. W. Swain
Recording Date: February 19, 1912
Recording No.: 89818
The Company makes no representations about the present ownership of these reserved and excepted inte
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
In favor of: United States of America
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: July 17, 1946
Recording No.: 394047
Affects: Portion of said premises
4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
In favor of: Pacific Northwest Pipeline Corp.
Purpose: Pipeline
Recording Date: September 13, 1956
Recording No.: 541527
Affects: Said premises and other property
Note: Exact location and extent of easement is undisclosed of record
Note: Partial Relinquishment of Right of Way Contract recorded under Recording No. 201309250031
5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
In favor of: Pacific Northwest Pipeline Corp.
Purpose: Pipeline
Recording Date: September 13, 1956
Recording No.: 541747
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
Note: Partial Relinquishment of Right of Way Contract recorded under Recording No. 201309250031
3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
In favor of: United States of America
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: August 7, 1963
Recording No.: 639321
Affects: Portion of said premises
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
Purpose: Permanent easement and right of way approximately 15 feet in width, with such additional widths as are necessary to provide for cuts, fills and turnouts and for curves at the angle points
Recording Date: January 28, 1969
Recording No.: 722709

EXHIBIT "A"

**Exceptions
(continued)**

Affects: Not disclosed
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: November 5, 1985
Recording No.: 8511050073
Affects: Plat of Sauk Mountain View Estates North Phase I Agreement regarding Conditions of Annexation and the terms and conditions thereof:
Executed by: City of Sedro-Woolley, a Washington municipal corporation and SW-Land Company, LLC, a Washington Limited Partnership, et al
Dated Date: January 9, 2002
Recording Date: April 2, 2002
Recording No.: 200204020058
City of Sedro-Woolley Ordinance No. 1418-02 and the terms and conditions thereof:
Recording Date: March 29, 2002
Recording No: 200203290182

4. Agreement and the terms and conditions thereof:
Executed by: 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
Agreement and the terms and conditions thereof:
Executed by: 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
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: Pipelines
Recording Date: June 26, 2002
Recording No.: 200206260089
Affects: Portion of said premises
Note: Partial Relinquishment of Right of Way Contract recorded under Recording No. 201309250031
Agreement and the terms and conditions thereof:
Executed by: 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 and rec-recorded under
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. 2013092500
2013092500
5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
In favor of: Northwest Pipeline Corp.
Purpose: Pipelines
Recording Date: July 2, 2002
Recording No.: 200207020123
Affects: Said premises and other property
Note: Partial Relinquishment of Right of Way Contract recorded under Recording No. 201309250031.
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: October 17, 2002

EXHIBIT "A"

Exceptions
(continued)

Recording No.: 200210170076
Affects: Plat of Sauk Mountain View Estates North Phase I
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: Underground electric system, together with necessary appurtenances
Recording Date: April 7, 2003
Recording No.: 200304070119
Affects: Said premises and other property
Agreement and the terms and conditions thereof:
Executed by: 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);
Recorded: March 26, 2003
Recording No: 200303260180
Amended by instrument(s):
Recorded: May 7, 2003
Recording No: 200305070172

6. 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 the Plat of Sauk Mountain View Estates North, Phase 1, Wildflower:
Recording No: 200305090001
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
Modification(s) of said covenants, conditions and restrictions
Recording No.: 200406150130
Recording No.: 200504290152
Recording No.: 200507180167
Recording No.: 200508080137
Recording No.: 200509160050
Recording No.: 200510260044
Recording No.: 200601230191
Recording No.: 200605030049
Agreement and the terms and conditions thereof:
Executed by: 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
7. 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,

EXHIBIT "A"

Exceptions
(continued)

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 on Sauk Mountain View Estate - North a Planned Residential Development Phase 2:
Recording No.: 200401290095
. 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: Underground electric system, together with necessary appurtenances
Recording Date: February 2, 2004
Recording No.: 200402020108
Affects: Portion of said premises
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: February 3, 2004
Recording No.: 200402030144
Agreement and the terms and conditions thereof:
Executed by: 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
Providing: Development Agreement regarding obligations arising from Development Approval
Affects: Said premises and other property
Said instrument is a re-recording of instrument (s);
Recorded: January 29, 2004
Recording No.: 200401290098
Amended by instrument(s):
Recorded: April 3, 2000 and December 21, 2006
Recording No.: 200403020063
Recording No.: 200612210120

8. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
In favor of: Sauk Mountain Village, LLC
Purpose: Ingress, egress and utilities
Recording Date: January 21, 2005
Recording No.: 200501210100
Affects: Portion of said premises
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
Modification(s) of said covenants, conditions and restrictions
Recording Date: February 12, 2016
Recording No.: 201602120044
Any unpaid assessments or charges and liability to further assessments or charges, for which

EXHIBIT "A"

Exceptions
(continued)

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 Phase III/IV Homeowners Association
Recording Date: July 18, 2005
Recording No.: 200507180165
Easement Agreement and the terms and conditions thereof:
Executed by: Sauk Mountain Village LLC and City of Sedro Woolley
Recording Date: July 18, 2005
Recording No.: 200507180166

9. Agreement and the terms and conditions thereof:
Executed by: Dukes Hill LLC and Grandview Homes LLC et al
Recording Date: July 18, 2005
Recording No.: 200507180168
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 Phase 3:
Recording No: 200508040015
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 Amended Sauk Mountain View Estates North Phase 3 Lot Line Adjustment:
Recording No: 200601030159
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, together with necessary appurtenances
Recording Date: April 23, 2007
Recording No.: 200704230157
Affects: Portion of said premises
Adjacent Properties Development Agreement and the terms and conditions thereof:
Recording Date: April 14, 2010
Recording No.: 201004140048
Adjacent Properties Development Agreement and the terms and conditions thereof:
Recording Date: May 4, 2010
Recording No.: 201005040070
10. 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 - North, a Planned Residential Development - Phase IV:
Recording No: 201203220011
Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to

EXHIBIT "A"

Exceptions
(continued)

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: February 12, 2016

Recording No.: 201602120044

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

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 the Plat of

Sauk Mountain View Estates North - a Planned Residential Development Phase V and Plat Alteration of Phase IV

:

Recording No: 201603180044

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

11. 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."