

When recorded return to:
Nate Vario and Ashley Vario
1618 Gateway Heights Place
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.: 620049484

CHICAGO TITLE
620049484

STATUTORY WARRANTY DEED

THE GRANTOR(S) Coty Winn and Katelyn Winn, 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 Nate Vario and Ashley Vario, 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 7, SAUK MOUNTAIN VIEW ESTATES NORTH - A PLANNED RESIDENTIAL DEVELOPMENT
PHASE V AND PLAT ALTERATION OF PHASE IV

Tax Parcel Number(s): P133158 / 6033-000-007-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4739

Oct 15 2021

Amount Paid \$7205.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: October 6, 2021

Coty Winn
Coty Winn

Katelyn Winn
Katelyn Winn

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Coty Winn and Katelyn Winn 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: 10-9-21

Kyle Beam
Name: Kyle Beam
Notary Public in and for the State of WA
Residing at: Skagit
My appointment expires: 9-11-23

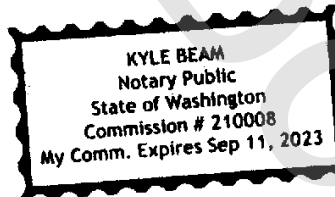


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P133158 / 6033-000-007-0000

LOT 7, 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.

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: September 13, 1956
Auditor's 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
Auditor's No.: 734415, records of Skagit County, Washington

Note: Partial Relinquishment of Right of Way Contract recorded under Auditor's No. 201309250031
2. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: September 13, 1956
Auditor's No(s).: 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.
Note: Partial Relinquishment of Right of Way Contract recorded under Auditor's No. 201309250031
3. Agreement, including the terms and conditions thereof; entered into;

By: NW Pipe Corporation
And Between: S-W Land Company, L.L.C. and Foxhall Company, L.L.C.
Recorded: July 2, 2002
Auditor's No.: 200207020122 and re-recorded under 200208260142
Providing: Clearing of trees from pipeline easement
Affects: Said premises and other property

Note: Partial Relinquishment of Right of Way Contract recorded under Auditor's No. 201309250031
4. Easement, including the terms and conditions thereof, established by instrument(s);

Recorded: July 2, 2002

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

Auditor's No.: 200207020123, records of Skagit County, Washington
 In favor of: Northwest Pipeline Corp.
 For: Pipelines
 Affects: Said premises and other property

Note: Partial Relinquishment of Right of Way Contract recorded under Auditor's No.
 201309250031

5. 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
 Auditor's 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
 Auditor's No.: 200303260180, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: May 7, 2003
 Auditor's No.: 200305070172, records of Skagit County, Washington

6. 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
 Auditor's 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);

Recorded: January 29, 2004
 Auditor's No.: 200401290098, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: April 3, 2000 and December 21, 2006
 Auditor's No.: 200403020063
 Auditor's No.: 200612210120

EXHIBIT "B"

Exceptions
(continued)

7. Easement, including the terms and conditions thereof, granted by instrument;
- Recorded: April 7, 2003
Auditor's 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
8. 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
Auditor's No.: 200507180165, records of Skagit County, Washington
Executed By: Sauk Mountain View Estates Phase III/IV Homeowners Association etal
- Modification(s) of said covenants, conditions and restrictions
- Recording Date: March 17, 2015
Recording No.: 201503170063
9. Agreement, including the terms and conditions thereof; entered into;
- By: Dukes Hill LLC
And Between: Grandview Homes LLC etal
Recorded: July 18, 2005
Auditor's No.: 200507180168, records of Skagit County, Washington
10. 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
Auditor's No.: 200507180165, records of Skagit County, Washington
Imposed By: Sauk Mountain View Estates Phase III/IV Homeowners Association etal
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

EXHIBIT "B"

**Exceptions
(continued)**

VIEW ESTATES NORTH PHASE 3:
Recording No: 200508040015

Modification(s) of said instrument

Recording Date: January 3, 2006
Recording No.: 200601030159

Modification(s) of said instrument

Recording Date: March 7, 2008
Recording No.: 200803070019

12. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: November 5, 1985
Auditor's No.: 8511050073, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary
appurtenance
Affects: Plat of Sauk Mountain View Estates North Phase I

13. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: October 17, 2002
Auditor's No.: 200210170076, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary
appurtenances
Affects: Plat of Sauk Mountain View Estates North Phase I

14. Agreement, including the terms and conditions thereof; entered into;

By: City of Sedro Woolley
And Between: Sauk Mountain Village LLC et al
Recorded: June 9, 2003
Auditor's No.: 200306090031, records of Skagit County, Washington
Providing: Development Agreement
Affects: Said premises and other property

15. Agreement, including the terms and conditions thereof; entered into;

By: City of Sedro Woolley
And Between: S-W Land Co., LLC et al
Recorded: March 29, 2002

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

Auditor's No.: 200203290183, records of Skagit County, Washington
 Providing: Annexation Agreement
 Affects: Said premises and other property

16. Agreement, including the terms and conditions thereof; entered into;

By: Northwest Pipeline Corporation
 And Between: Galen Kindred and Sondra Kindred
 Recorded: June 26, 2002
 Auditor's No.: 200206260088, records of Skagit County, Washington
 Providing: Clearing of trees from pipeline easement

Note: Partial Relinquishment of Right of Way Contract recorded under Auditor's No. 201309250031

17. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: June 26, 2002
 Auditor's No.: 200206260089, records of Skagit County, Washington
 In favor of: Northwest Pipeline Corporation
 For: Pipelines

Note: Partial Relinquishment of Right of Way Contract recorded under Auditor's No. 201309250031

18. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: January 21, 2005
 Auditor's No.: 200501210100, records of Skagit County, Washington
 In favor of: Sauk Mountain Village, LLC
 For: Ingress, egress and utilities

19. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant 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 law;

Recorded: July 18, 2005
 Auditor's No.: 200507180165, records of Skagit County, Washington

20. Agreement and Easement, including the terms and conditions thereof; entered into;

By and Between: Sauk Mountain Village LLC and City of Sedro Woolley
 Recorded: July 18, 2005
 Auditor's No.: 200507180166, records of Skagit County, Washington

EXHIBIT "B"

**Exceptions
(continued)**

21. Reservation contained in deed from J. Elmer Bovey to A. W. Swain, dated February 14, 1912, filed February 19, 1912, under Auditor's No. 89818 and recorded in Volume 85 of Deeds, page 482, substantially as follows:

"Excepting any minerals or mineral oils that may have been or may hereafter be discovered on said premises."

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
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
Affects: Not disclosed

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

24. AGREEMENT REGARDING CONDITIONS OF ANNEXATION 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
Recorded: April 2, 2002
Auditor's 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, together with necessary appurtenances
Recording Date: April 23, 2007
Recording No.: 200704230157

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

Recording Date: April 14, 2010

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

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 contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: May 9, 2003

Auditor's No.: 200305090002, records of Skagit County, Washington

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 15, 2004

Recording No.: 200406150130

Modification(s) of said covenants, conditions and restrictions

Recording Date: April 29, 2005

Recording No.: 200504290152

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 18, 2005

Recording No.: 200507180167

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 8, 2005

Recording No.: 200508080137

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 16, 2005

Recording No.: 200509160050

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 26, 2005

Recording No.: 200510260044

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

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 23, 2006
Recording No.: 200601230191

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 3, 2006
Recording No.: 200605030049

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. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: May 9, 2003
Auditor's No(s): 200305090002, records of Skagit County, Washington
Imposed By: Wildflower Homeowner's Association
31. Exceptions and reservations as contained in instrument;

Recorded: February 1, 1907
Auditor's No.: 60673, records of Skagit County, Washington
Executed By: The Wolverine Company
As Follows: Reserving unto the party of the first part, its successors and assigns all mineral and mineral oils in or under any of said lands whether said mineral or mineral oils are not known, or shall hereafter be discovered; without however, any right of the party of the first part, its successors or assigns, in, to or upon the surface of any of said lands.
Affects: Portion of said plat
32. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: July 17, 1946
Auditor's No.: 394047, records of Skagit County, Washington
In favor of: United States of America
For: Electric transmission and/or distribution line, together with necessary

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

Affects: A strip of land 125 feet in width, the boundaries of said strip lying 62.5 feet distant from, on each side of, and parallel to the survey line of the Arlington-Bellingham transmission line as now located and staked

Affects: Portion of said plat

33. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: August 7, 1963
Auditor's No.: 639321, records of Skagit County, Washington
In favor of: United States of America
For: Electric transmission and/or distribution line, together with necessary appurtenances

Affects: A strip of land 137.5 feet in width, the boundaries of said strip lying 62.5 feet distant Easterly from and 75 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

Affects: Portion of said plat

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;

Recorded: February 3, 2004
Auditor's No.: 200402030144, records of Skagit County, Washington
Executed By: Dukes Hill, L.L.C.
Affects: Portion of said plat

Said document is a re-recording of Auditor's No. 200401290096.

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

Recorded: February 2, 2004
Auditor's No.: 200402020108, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances

Affects:

Easement No. 1:

All street, alley and road rights-of-way and access easements as now or hereafter designed, platted, and/or constructed within the above described property, (When said streets and roads are dedicated to the public, this clause shall become null and void.)

Easement No. 2:

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

A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street, alley and road rights-of-way.

Affects: Portion of said plat

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, 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

EXHIBIT "B"Exceptions
(continued)

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: 201603180044

41. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
42. City, county or local improvement district assessments, if any.
43. Assessments, if any, levied by City of Sedro-Woolley.
44. Assessments, if any, levied by Sauk Mountain View Estates Phase III/IV Homeowner's Association.
45. Assessments, if any, levied by Sauk Mountain View Estate North - Phase III/IV Homeowners Association.
46. Assessments, if any, levied by Wildflower Homeowner's Association.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated September 16, 2021
between Nate Vario Ashley Vario ("Buyer")
Buyer Buyer
and Coty Winn Katelyn Winn ("Seller")
Seller Seller
concerning 1618 Gateway Heights Pl Sedro Woolley WA 98284 (the "Property")
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authenticator
[Signature] 09/17/2021
09/17/2021 1:37:57 PM PDT
Buyer Date

Authenticator
[Signature] 09/17/2021
09/17/2021 1:36:04 PM PDT
Buyer Date

Authenticator
Coty Winn 09/16/2021
09/16/2021 7:42:11 PM PDT
Seller Date

Authenticator
Katelyn Winn 09/16/2021
09/16/2021 7:41:29 PM PDT
Seller Date