

When recorded return to:

Amanda Lynn Ostman and Timothy A Smith, Jr.
26315 Panorama Pl
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.: 620049926

CHICAGO TITLE
620049926

STATUTORY WARRANTY DEED

THE GRANTOR(S) Timothy A. Smith and Heather A. Smith, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Amanda Lynn Ostman and Timothy Smith, Jr., wife and
husband

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

LOT 10, SAUK MOUNTAIN VIEW ESTATES-SOUTH, A PLANNED RESIDENTIAL
DEVELOPMENT, AS RECORDED JUNE 9, 2003 UNDER AUDITOR'S FILE NO. 200306090032,
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): P120671 / 4819-000-010-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX


Affidavit No. 2021-5316

Nov 19 2021

Amount Paid \$2969.80
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

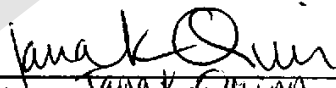
Dated: November 17, 2021



Timothy A. Smith

Heather A. SmithState of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Timothy A. Smith and Heather A. Smith
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: November 17, 2021

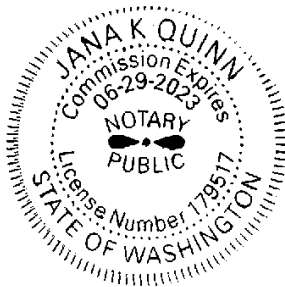
Name: Janak Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2023

EXHIBIT "A"

Exceptions

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);
 Recorded: February 26, 1935
 Auditor's No(s): 267764, records of Skagit County, Washington
 In favor of: Drainage District No. 14 of Skagit County Washington
 For: Right of way for drainage ditch purposes. Together with right of ingress and egress
 Affects: Portion in the Southwest Quarter of the Northeast Quarter and other property

2. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: June 20, 1945
 Auditor's No(s): 381240, 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: Portion in Southeast Quarter of the Northwest Quarter

3. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: June 6, 1946 and July 17, 1946
 Auditor's No(s): 392628 and 394047, records of Skagit County, Washington
 In favor of: The United States of America
 For: One or more lines of electric power transmission structures and appurtenant signal lines
 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

4. Easement, including the terms and conditions thereof, disclosed by instrument(s);
 Recorded: September 14, 1956
 Auditor's No(s): 541476, records of Skagit County, Washington
 In favor of: Pacific Northwest Pipeline Corporation
 For: Constructing, maintaining, etc. pipeline or pipelines
 Affects: Portion in the Southwest Quarter of the Northeast Quarter and other property

5. Easement, including the terms and conditions thereof, disclosed by instrument(s);
 Recorded: November 26, 1956
 Auditor's No(s): 544543, records of Skagit County, Washington
 In favor of: Cascade Natural Gas Corporation
 For: Constructing, maintaining, etc. Pipeline or pipelines
 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.

EXHIBIT "A"Exceptions
(continued)

6. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: August 7, 1963
 Auditor's No(s): 639321, records of Skagit County, Washington
 In favor of: The United States of America
 For: One or more lines of electric power transmission structures and appurtenant signal lines
 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
7. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: November 5, 1979
 Auditor's No(s): 7911050071, records of Skagit County, Washington
 In favor of: Present and future owners of land
 For: Ingress, egress and utilities
 Affects: A 60-foot strip of land in the portion of the Southeast Quarter of the Northwest Quarter
8. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: April 18, 1990
 Auditor's No(s): 9004180059, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Electric transmission and/or distribution line, together with necessary appurtenances
9. Easement, including the terms and conditions thereof, created by instrument(s);
 Recorded: July 5, 2002
 Auditor's No(s): 200207050100, records of Skagit County, Washington
 In favor of: Northwest Pipeline Corporation
 For: Pipeline and related rights
 Affects: Portion of the Northeast Quarter
10. Easement, including the terms and conditions thereof, created by instrument(s);
 Recorded: July 25, 2002
 Auditor's No(s): 200207250019, records of Skagit County, Washington
 In favor of: John A. Lange and Gayle Lange
 For: Utilities, Drainage, Sewer lines, etc.
 Affects: Said premises and other property
11. Agreement, including the terms and conditions thereof; entered into;
 By: Northwest Pipeline Corporation
 And Between: John A. Lange and Gayle Lange
 Recorded: October 10, 2001
 Auditor's No. 200110100109, records of Skagit County, Washington

EXHIBIT "A"**Exceptions
(continued)**

Providing: Authorization for specific encroachment
Affects: Portion in the Southwest Quarter of the Northeast Quarter

12. Agreement, including the terms and conditions thereof; entered into;
By: John A. Lange and Joy G. Lange
And Between: North County Bank
Recorded: January 22, 2002
Auditor's No. 200201220096, records of Skagit County, Washington
Providing: Hazardous Substances Agreement
Affects: Said premises and other property

13. Agreement, including the terms and conditions thereof; entered into;
By: City of Sedro Woolley, et al
And Between: City of Sedro Woolley, et al
Recorded: May 7, 2003
Auditor's No. 200305070171, records of Skagit County, Washington
Providing: Development conditions and provisions

Said instrument is a re-recording of instruments:

Recorded: March 26, 2003
Recording No.: 200303260180

For said instrument, developer's indemnification of future owners has been recorded under
Recording No.: 200403020063.

14. Agreement, including the terms and conditions thereof; entered into;
By: Sauk Mountain Village, L.L.C., et al
And Between: City of Sedro Woolley, et al
Recorded: May 7, 2003
Auditor's No. 200305070172, records of Skagit County, Washington
Providing: Development conditions and provisions

15. Agreement, including the terms and conditions thereof; entered into;
By: John and Gayle Lange, et al
And Between: City of Sedro Woolley, et al
Recorded: June 9, 2003
Auditor's No. 200306090031, records of Skagit County, Washington
Providing: Development conditions and provisions

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

EXHIBIT "A"**Exceptions
(continued)**

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: February 2, 2004 and December 21, 2006

Auditor's File No(s): 200402030145 and 200612210120 records of Skagit County, Washington

17. 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 SOUTH A PLANNED RESIDENTIAL DEVELOPMENT:

Recording No: 200306090032

18. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
Recorded: July 28, 1908
Auditor's No.: 68626, records of Skagit County, Washington
Executed By: The Wolvering Company
Affects: Portion in the Southwest Quarter of the Northeast Quarter
As Follows: Excepting and reserving unto grantor, its successors and assigns, all mineral and mineral oils in, or under any of said lands, whether said mineral or mineral oils are now known, or shall hereafter be discovered; without however any right in, to or upon the surface of any of said lands
19. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
From: Skagit Realty Company
Recorded: October 23, 1915
Auditor's No.: 110291, records of Skagit County, Washington
Affects: Portion in the Southeast Quarter of the Northwest Quarter
As Follows: Excepting and reserving, however, all mineral and mineral oils in or under any of said land, without, however, any right in, to or upon the surface of any of said land

EXHIBIT "A"**Exceptions
(continued)**

20. 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: June 9, 2003
 Auditor's No(s): 200306090033, records of Skagit County, Washington
 Executed By: John and Gayle Lange
- AMENDED by instrument(s):
 Recorded: June 30, 2003 and May 19, 2015
 Auditor's No(s): 200306300001 and 201505190051, records of Skagit County, Washington
21. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
 Recorded: June 9, 2003
 Auditor's No(s): 200306090033, records of Skagit County, Washington
 Imposed By: Sauk Mt. View Estates South Homeowners Association
22. By-Laws of Sauk Mountain View Estates South, Homeowners Association including the terms, covenants and provisions thereof
 Recording Date: May 19, 2015
 Recording No.: 201505190051
23. 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."

EXHIBIT "A"
Exceptions
(continued)

24. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
25. Assessments, if any, levied by Sedro Woolley.
26. City, county or local improvement district assessments, if any.