

**When recorded return to:**  
Kenneth C Cayou  
1452 Vecchio Court  
Sedro Woolley, WA 98284

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

Chicago Title Company  
620051032

Escrow No.: 245449243

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Bret E. Pickett, an unmarried man as his separate estate  
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 Kenneth C Cayou, an unmarried person

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

Lot 12, Sauk Mountain View Estates South - a Planned Residential Development Phase 2,  
according to the plat thereof, recorded January 29, 2004, under Auditor's File No. 200401290101,  
records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P121316 / 4830-000-012-0000

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20221413

Apr 06 2022


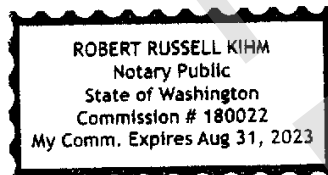
Amount Paid \$6405.00  
Skagit County Treasurer  
By Josie Bear Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: March 29, 2022

  
Bret E. PickettState of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Bret E. Pickett 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: MARCH 31, 2022  
Name: \_\_\_\_\_  
Notary Public in and for the State of WA  
Residing at: Bellevue, WA  
My appointment expires: 8/31/23

**SPECIAL EXCEPTIONS:**

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

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

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

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

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

Affects:

Commencing at the Northwest corner of the above described Parcel A;

Thence South 00°38'43" East a distance of 279.87 feet along the West line thereof to the center of an existing transmission line and the true point of beginning of this centerline description;

Thence South 55°26'45" East a distance of 273.58 feet;

Thence South 40°20'02" East a distance of 867.53 feet to a point on the Northerly line of the Northern Pacific Railway right-of-way and the terminus of this centerline description. Right-of-Way No. 2: (For overhang or undergrounding of Facilities only)

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

NOTE: No search of the record has been made as to the present ownership of said rights.

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: The State of Washington

Recorded: July 28, 1908

Auditor's No.: 68626, records of Skagit County, Washington

Executed By: The Wolverine 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

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

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

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.

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

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

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 in the Northeast Quarter

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: This and other property

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

Recorded: April 7, 2003  
Auditor's No(s): 200304070119, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc.  
For: Electric transmission and/or distribution line, together with necessary appurtenances

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

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

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 instrument (s);

Recorded: March 26, 2003  
Auditor's File No(s): 200303260180, records of Skagit County, Washington

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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

AMENDED by instrument(s):  
Recorded: June 30, 2003  
Auditor's No(s): 200306300001, records of Skagit County, Washington

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

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, January 28, 2004 and May 19, 2015  
Auditor's No(s): 200306300001, 200401280120, and 201505190051

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

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 SOUTH - A PLANNED RESIDENTIAL DEVELOPMENT PHASE 2:

Recording No: 200401290101

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  
Providing: Development Agreement regarding obligations arising from Development Approval  
Affects: Said premises and other property

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Exceptions and reservations as contained in Deed;

From: C.A. Wicker, a bachelor

Recorded: September 26, 1912

Auditor's No.: 93017, records of Skagit County, Washington

As Follows: Excepting and reserving all minerals, oils, gases and fossils in or upon said premises and the right to enter said premises for any purpose incidental to the prospecting, mining, or extracting the same from said premises, provided, however, that the said party of the second part, his heirs, administrators and assigns shall be compensated for all damage done to the surface and soil of said land, and the improvements thereon.

NOTE: No search of the record has been made as to the present ownership of said rights.

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

By: Betty Bolton

And Between: TNT Construction, Inc.

Recorded: June 11, 1980

Auditor's No.: 8006110010, records of Skagit County, Washington

Providing: Usage of access road

Notes on the face of "AFFIDAVIT OF CORRECTION AND CLARIFICATION" dated February 25, 2004;

(TRACT A) Private road tract is hereby granted to Lots 3 and 4 together with all maintenance obligations. This tract shall remain an appurtenance to, and inseparable from, said lots.

(TRACT B) Private road tract is hereby granted to Lots 13 and 14 together with all maintenance obligations. This tract shall remain an appurtenance to, and inseparable from, said lots.

Tract B is also encumbered by a 10-foot wide easement for community walkway purposes along the Northeasterly side of said Tract B.

(TRACT F) is a community walkway 10 feet in width and is hereby designated "common open space" as defined and provided for in the recorded plat covenants and restrictions (Auditor's File No. 200306090033, records of Skagit County, Washington)

Affidavit of Correction and Clarification;

Dated: February 25, 2004

Recorded: March 2, 2004

Auditor's File No.: 200403020062, records of Skagit County, Washington

Executed By: Ronald T. Jepson, P.E., PLS, John Lange and Gayle Lange

Developer's Indemnification of Future Owners

Recording Date: March 2, 2004

Recording No.: 200403020063

Skagit County Right to Farm Disclosure:

Recording Date: February 25, 2005

Recording No.: 20502250080

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Declaration of Easement for Utilities including the terms, covenants and provisions thereof

Recording Date: March 8, 2004  
Recording No.: 200403080185

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."

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

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## Right to Manage Natural Resource Lands Disclosure

Skagit County's policy is to enhance and encourage Natural Resource Land management by providing County residents notification of the County's recognition and support of the right to manage Natural Resource Lands, e.g., farm and forest lands.

Skagit County Code 14.38.030(2) requires, in specified circumstances, recording of the following disclosure in conjunction with the deed conveying the real property:

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.

Washington State Law at RCW 7.48.305 also establishes that:

...agricultural activities conducted on farmland and forest practices, if consistent with good agricultural and forest practices and established prior to surrounding nonagricultural and nonforestry activities, are presumed to be reasonable and shall not be found to constitute a nuisance unless the activity or practice has a substantial adverse effect on public health and safety. ...An agricultural activity that is in conformity with such laws and rules shall not be restricted as to the hours of the day or day or days of the week during which it may be conducted.

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