

When recorded return to:

Shane Taylor and Antoinette Taylor  
1479 West Gateway Heights Loop  
Sedro Woolley, WA 98284

205236-LT

**STATUTORY WARRANTY DEED**

**THE GRANTOR(S) Ricardo Campbell, Sr. and Mary M Campbell, a married couple**  
for and in consideration of \$10.00 and other good and valuable consideration  
in hand paid, conveys, and warrants to Shane Taylor and Antoinette Taylor, 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.

Subject to: see attached Exhibit "B"

Abbreviated Legal: Lot 24, Sauk Mtn View Estates North, Phase V - A PRD

Tax Parcel Number(s): 6033-000-024-0000/P133175

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX



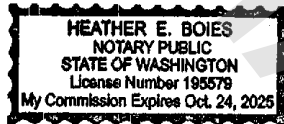
Affidavit No. 20221642

Apr 21 2022

Amount Paid \$9785.00  
Skagit County Treasurer  
By Lena Thompson Deputy

LPB 10-05

Dated: April 7, 2022

  
Ricardo Campbell, Sr.  
Mary M CampbellState of Washington  
County of SkagitThis record was acknowledged before me on 18 April 2022 by Ricardo and Mary Campbell  
Notary Public Heather E. BoiesMy commission expires: 10-24-2025

Title Order No.: 205236-LT

**ALTA COMMITMENT**

**EXHIBIT A**

**Lot 24, "SAUK MOUNTAIN VIEW ESTATES NORTH - A PLANNED RESIDENTIAL DEVELOPMENT PHASE V AND PLAT ALTERATION OF PHASE IV,"** recorded on March 18, 2016, under Auditor's File No. 201603180044, records of Skagit County, Washington.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

**END OF EXHIBIT A**

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**ALTA COMMITMENT  
SCHEDULE B – PART II  
(Continued)  
SPECIAL EXCEPTIONS**

1. Reservation contained in deed from J. Elmer Bovey to A. W. Swain, dated February 14, 1912, filed February 19, 1912, under Auditor's File 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."

2. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Pacific Northwest Pipeline Corporation, a Delaware corporation

Purpose: The right to select the route for and construct, maintain, inspect, operate, protect, repair, replace, alter or remove a pipeline or pipelines for the transportation of oil, gas and the products thereof

Area Affected: Not disclosed

Recorded: September 14, 1956

Auditor's No.: 541527

Partial Relinquishment Right-Of-Way Contract recorded September 25, 2013, under Auditor's File No. 201309250031.

3. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Pacific Northwest Pipeline Corporation, a Delaware corporation

Purpose: The right to select the route for and construct, maintain, inspect, operate, protect, repair, replace, alter or remove a pipeline for the transportation of oil, gas and the products thereof

Area Affected: Not disclosed

Recorded: September 19, 1956

Auditor's No.: 541747

Said easement was amended by instrument recorded December 29, 1969, under Auditor's File No. 734415.

Partial Relinquishment Right-Of-Way Contract recorded September 25, 2013, under Auditor's File No. 201309250031.

4. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: 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

Area Affected: Not disclosed

Dated: January 23, 1969

Recorded: January 28, 1969

Auditor's No.: 722709

Exhibit "F"

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5. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Northwest Pipeline Corporation  
Purpose: Communications cable, underground conduit, splicing boxes; and roads ("facilities") which may be over, under and through  
Area Affected: Portion of subject property  
Dated: June 13, 2002  
Recorded: June 26, 2002  
Auditor's No.: 200206260089

6. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Sauk Mountain Village, LLC, a Washington LLC  
Purpose: A nonexclusive perpetual easement for ingress and egress and utilities over, under and across  
Area Affected: Portion of subject property  
Dated: December 20, 2004  
Recorded: January 21, 2005  
Auditor's No.: 200501210100

7. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF

Between: Dukes Hill LLC  
And: Grandview Homes LLC and Galen Kindred  
Dated: June 13, 2005  
Recorded: July 18, 2005  
Auditor's No.: 200507180168  
Regarding: Agreement to participate in Boundary Line Adjustment

8. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington Corporation  
Purpose: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system  
Area Affected: See instrument for full particulars  
Dated: April 17, 2007  
Recorded: April 23, 2007  
Auditor's No.: 200704230157

9. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenance  
Area Affected: Said plat  
Recorded: November 5, 1985  
Auditor's No.: 8511050073

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## 10. AGREEMENT REGARDING CONDITIONS OF ANNEXATION AND THE TERMS AND CONDITIONS THEREOF

Between: City of Sedro-Woolley, a Washington Municipal Corporation  
 And: S-W Land Company, LLC, a Washington Limited Partnership, et al  
 Dated: January 9, 2002  
 Recorded: April 2, 2002  
 Auditor's No.: 200204020058

NOTE: Said Agreement is a re-record of Agreement recorded on March 29, 2002, under Auditor's File No. 200203290183.

11. Terms and conditions contained in City of Ordinance No. 1418-02, recorded March 29, 2002, under Auditor's File No. 200203290182.

## 12. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington Corporation  
 Purpose: The right to construct, operate, maintain, repair, replace, improve, remove, enlarge, and use the Easement Area for one or more utility systems for purposes of transmission, distribution and sale of gas and electricity, together with the right of access over and across said Property to enable Grantee to exercise its rights hereunder.  
 Area Affected: That portion of the Property (the "Easement Area" herein) that is ten (10) feet in width having five (5) feet of such width on each side of the centerline of Grantee's systems located as constructed or to be constructed, extended or relocated on the Property, except those portions of the Property occupied by building footings, foundations, and/or subsurface structures.  
 Dated: October 11, 2002  
 Recorded: October 17, 2002  
 Auditor's No.: 200210170076

## 13. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: City of Sedro Woolley  
 And: Dukes Hill, L.L.C., a Washington limited liability company -et al  
 Recorded: May 7, 2003  
 Auditor's No.: 200305070171  
 Regarding: Development Agreement  
 Affects: Said premises and other property

Said instrument is a re-recording of instrument(s):

Recorded: March 26, 2003  
 Auditor's File No.: 200303260180

## AMENDED BY INSTRUMENTS:

Dated: April, 29, 2003, May 31, 2003, and January 29, 2004  
 Recorded: May 7, 2003, June 9, 2003, and February 3, 2004  
 Auditor's Nos.: 200305070172, 200306090031 and 200402030145, respectively

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14. COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS CONTAINED IN DECLARATION(S) OF RESTRICTIONS, 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 Nos.: 200305090002

## AMENDED BY INSTRUMENTS:

Recorded: June 15, 2004, April 29, 2005, July 18, 2005, August 8, 2005, September 16, 2005, October 26, 2005 and January 23, 2006

Auditors Nos.: 200406150130, 200504290152, 200507180167, 200508080137, 200509160050, 200510260044, 200601230191 and 200605030049

15. COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS CONTAINED IN INSTRUMENT(S), 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 LAW OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTIONS PERMITTED BY LAW:

Recorded: July 18, 2005

Auditor's Nos.: 200507180165

## AMENDED BY INSTRUMENT:

Recorded: March 17, 2015

Auditor's No.: 201503170063

16. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

By and Between: Sauk Mountain Village, L.L.C., a Washington Limited Liability Company and Sauk Mountain View Estate North – Phase III/IV Homeowners Association

Purpose: Critical Protection Area and Conservation Easement

Recorded: July 18, 2005

Auditor's No.: 200507180166

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17. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF

Between: City of Sedro-Woolley  
And: Dukes Hill, L.L.C., a Washington limited liability company, et al  
Recorded: February 3, 2004  
Auditor's 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 recorded January 29, 2004, under Auditor's File No. 200401290098.

AMENDED BY INSTRUMENTS:

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

18. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF

Between: City of Sedro-Woolley  
And: Sauk Mountain Village LLC, et al  
Recorded: June 9, 2003  
Auditor's No.: 200306090031

19. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: The United States of America  
Purpose:

A perpetual easement and right to enter and erect, operate, maintain, repair, rebuild, and patrol one or more electric power transmission lines and appurtenant signs, lines, poles, towers, wires, cables, and appliances necessary in connection therewith

Area Affected:

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 on the ground over, across, upon and/or adjacent to the above described property, said survey line being particularly described as follows: Beginning at survey station 1613 + 22.0 a point on the North and South center section line of said Section 18, said point being South 104' East a distance of 22.0 feet from the center of said Section 18, thence North 3900' West a distance of 618.0 feet to survey station 1619 + 40.0; thence North a distance of 2182.1 feet to survey station 1641 + 22.1 a point on the North line of said Section 18, said point being North 8936' East, a distance of 2028.0 feet from the Northwest corner of said Section 18.

Recorded: July 17, 1946  
Auditor's No.: 394047

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20. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington Corporation  
Purpose: To construct, operate, maintain, repair, replace, improve, remove, enlarge, and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity  
Area Affected: As described therein  
Dated: March 21, 2003  
Recorded: April 7, 2003  
Auditor's No.: 200304070119

21. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: United States of America  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Area Affected:

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

Recorded: August 7, 1963  
Auditor's No.: 639321

22. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN SAID PLAT AND IN DECLARATION OF PROTECTIVE RESTRICTIONS, AS HERETO ATTACHED

Recorded: February 3, 2004  
Auditor's No.: 200402030144  
Executed By: Duke's Hill LLC

NOTE: Said instrument is a re-recording of Auditor's File No. 200401290096.

23. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF

Between: NW Pipe Corporation  
And: S-W Land Company, L.L.C. and Foxhall Company, L.L.C.  
Recorded: August 26, 2002  
Auditor's No.: 200208260142  
Providing: Clearing of trees from pipeline easement  
Affects: Said premises and other property

Said instrument is a re-recording of Auditor's File No. 2002007020122.

Partial Relinquishment Right-Of-Way Contract recorded September 25, 2013, under Auditor's File No. 201309250031.

24. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Northwest Pipeline Corp.  
Purpose: Pipelines  
Area Affected: Said premises and other property  
Recorded: July 2, 2002  
Auditor's No.: 200207020123

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25. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT CONTAINED IN SAID PLAT AND DECLARATION OF PROTECTIVE RESTRICTIONS AND EASEMENT, AS HERETO ATTACHED:

Recorded: July 18, 2005

Auditor's No.: 200507180165

Executed By: Sauk Mountain View Estates Phase III/IV Homeowner's Association, et al

26. ASSESSMENTS OR CHARGES AND LIABILITY TO FURTHER ASSESSMENTS OR CHARGES, INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF, DISCLOSED IN INSTRUMENT AND THE TERMS AND CONDITIONS THEREOF:

Recorded: July 18, 2005

Auditor's No.: 200507180165

Imposed By: Sauk Mountain View Estates Phase III/IV Homeowners Association et al

27. SAUK MOUNTAIN VIEW ESTATES NORTH PHASE 3 AND AMENDED SAUK MOUNTAIN VIEW ESTATES NORTH PHASE 3 LOT LINE ADJUSTMENT COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN SAID PLAT AND IN DECLARATION OF PROTECTIVE RESTRICTIONS, AS HERETO ATTACHED

Recorded: August 4, 2005, January 3, 2006 and March 7, 2008

Auditor's Nos.: 200508040015, 200601030159 and 200803070019

28. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF

Between: City of Sedro-Woolley

And: S-W Land Co., LLC et al

Recorded: March 29, 2002

Auditor's No.: 200203290183

Providing: Annexation Agreement

Affects: Said premises and other property

29. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF

Between: Northwest Pipeline Corporation

And: Galen Kindred and Sondra Kindred

Recorded: June 26, 2002

Auditor's No.: 200206260088

Providing: Clearing of trees from pipeline easement

Partial Relinquishment Right-Of-Way Contract recorded September 25, 2013, under Auditor's File No. 201309250031.

30. ADJACENT PROPERTIES DEVELOPMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Recorded: April 14, 2010

Auditor's No.: 201004140048

31. ADJACENT PROPERTIES DEVELOPMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Recorded: May 4, 2010

Auditor's No.: 201005040070

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32. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN SAID PLAT AND IN DECLARATION OF PROTECTIVE RESTRICTIONS, AS HERETO ATTACHED

Recorded: May 9, 2003  
Auditor's No.: 200305090001

33. ASSESSMENTS OR CHARGES AND LIABILITY TO FURTHER ASSESSMENTS OR CHARGES, INCLUDING THE TERMS, COVENANTS, AND PROVISIONS THEREOF, DISCLOSED IN INSTRUMENT AND THE TERMS AND CONDITIONS THEREOF:

Recorded: May 9, 2003  
Auditor's No.: 200305090002  
Imposed By: Wildflower Homeowner's Association  
AMENDED BY INSTRUMENT:

Recorded: June 15, 2004, April 29, 2005, July 18, 2005, August 8, 2005, September 16, 2005 and October 26, 2005

Auditor's Nos.: 200406150130, 200504290152, 200507180167, 200508080137, 200509160050 and 200510260044

Affects: Portion of said plat

34. RESERVATIONS CONTAINED IN DEED:

Executed By: The Wolverine Company  
Recorded: February 1, 1907  
Auditor's No.: 60673  
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

35. UNDERGROUND UTILITY EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company  
Purpose: Underground electric system, together with necessary appurtenances  
Area Affected:

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:

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.

Recorded: February 2, 2004  
Auditor's No.: 200402020108

Contains covenant prohibiting structures over said easement or other activity which might endanger the underground system.

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36. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN SAID PLAT AND IN DECLARATION OF PROTECTIVE RESTRICTIONS, AS HERETO ATTACHED

Recorded: March 22, 2004  
Auditor's No.: 200401290095

37. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN SAID PLAT AND IN DECLARATION OF PROTECTIVE RESTRICTIONS, AS HERETO ATTACHED

Recorded: March 22, 2012  
Auditor's No.: 201203220011

38. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN SAID PLAT AND IN DECLARATION OF PROTECTIVE RESTRICTIONS, AS HERETO ATTACHED

Recorded: March 18, 2016  
Auditor's No.: 201603180044

39. MAINTENANCE PLAN, AND THE TERMS AND CONDITIONS THEREOF:

Recorded: February 12, 2016  
Auditor's No.: 201602120044

40. MATTERS DISCLOSED BY RECORD OF SURVEY:

Prepared By: Ronald T. Jepson & Assoc.  
Recorded: February 18, 2016  
Auditor's File No.: 201602180008

41. Right to Manage Natural Resource Lands Disclosure, and the terms and conditions thereof, as disclosed by instrument recorded on December 21, 2017 under Auditor's File No. 201712210043. Reference is made to said document for full particulars.

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43. General taxes, as follows, together with interest, penalty and statutory foreclosure costs, if any, first half taxes become delinquent May 1st, if unpaid and second half taxes become delinquent November 1st, if unpaid:

Tax Account No. and Property ID: 6033-000-024-0000/P133175

Year: 2022

Amount Billed: \$4,444.97

Amount Paid: \$0.00

Balance: \$4,444.97

44. Municipal assessments and impact fees, if any, levied by City of Sedro-Woolley.
45. Assessments, if any, due and owing Sauk Mountain View Estates Phase III/IV Homeowners Association.
46. Assessments, if any, due and owing Sauk Mountain View Estates North - Phase III/IV.
47. Assessments, if any, due and owing Wildflower Homeowners Association.