

When recorded return to:

Justin E. Shorey
1588 West Gateway Heights Loop
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.: 620052706

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20223950

Sep 27 2022

Amount Paid \$8165.20
Skagit County Treasurer
By Josie Bear Deputy

CHICAGO TITLE
620052706

STATUTORY WARRANTY DEED

THE GRANTOR(S) Billy Joe Metteba, an unmarried person and Karlie Jai Kinley, an unmarried person for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Justin E. Shorey, an unmarried man

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. 44, SAUK MOUNTAIN VIEW ESTATES NORTH - A PLANNED RESIDENTIAL DEVELOPMENT - PHASE IV

Tax Parcel Number(s): P131089 / 6009-000-000-0044

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: September 20, 2022

[Signature]
Billy Joe Metteba
[Signature]
Karlie Jai Kinley

State of Washington
County of Skagit
This record was acknowledged before me on 9-22-2022 by Billy Joe Metteba.

[Signature]
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 7-25-2024



State of Washington
County of Skagit
This record was acknowledged before me on 9-22-2022 by Karlie Jai Kinley.

[Signature]
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 7-25-2024



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P131089 / 6009-000-000-0044

LOT 44, SAUK MOUNTAIN VIEW ESTATES NORTH - A PLANNED RESIDENTIAL DEVELOPMENT - PHASE IV, ACCORDING TO THE PLAT THEREOF, RECORDED MARCH 22, 2012 UNDER AUDITOR'S FILE NO. 201203220011, RECORDS OF SKAGIT COUNTY, WASHINGTON AND AMENDED BY SAUK MOUNTAIN VIEW ESTATES NORTH- A PLANNED RESIDENTIAL DEVELOPMENT PHASE V AND PLAT ALTERATION OF PHASE IV, RECORDED UNDER AUDITOR'S FILE NO. 201603180044, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

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 interests.

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: 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:

EXHIBIT "B"

Exceptions
(continued)

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

6. 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

7. 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

8. 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

EXHIBIT "B"

Exceptions
(continued)

Affects: Plat of Sauk Mountain View Estates North Phase I

9. 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
10. City of Sedro-Woolley Ordinance No. 1418-02 and the terms and conditions thereof:
- Recording Date: March 29, 2002
 Recording No: 200203290182
11. 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
12. 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
13. 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
14. Agreement and the terms and conditions thereof:

EXHIBIT "B"

Exceptions
(continued)

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. 201309250031

15. 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.

16. 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
Recording No.: 200210170076
Affects: Plat of Sauk Mountain View Estates North Phase I

17. 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

18. 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

EXHIBIT "B"Exceptions
(continued)

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

19. 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

20. 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

21. Agreement and the terms and conditions thereof:

EXHIBIT "B"

Exceptions
(continued)

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

22. 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 on Sauk Mountain View Estate - North a Planned Residential Development Phase 2:

Recording No: 200401290095

23. 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

24. 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

25. 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);

EXHIBIT "B"

Exceptions
(continued)

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

26. 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

27. 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

28. 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 Mountain View Estates Phase III/IV Homeowners Association
Recording Date: July 18, 2005
Recording No.: 200507180165

EXHIBIT "B"

Exceptions
(continued)

29. 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
30. Agreement and the terms and conditions thereof:
 Executed by: Dukas Hill LLC and Grandview Homes LLC etal
 Recording Date: July 18, 2005
 Recording No.: 200507180168
31. 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
32. 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
33. 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
 Affecrs: Portion of said premises
34. Adjacent Properties Development Agreement and the terms and conditions thereof:
 Recording Date: April 14, 2010

EXHIBIT "B"Exceptions
(continued)

Recording No.: 201004140048

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

Recording Date: May 4, 2010

Recording No.: 201005040070

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 the Plat of Sauk Mountain View Estates - North, a Planned Residential Development - Phase IV:

Recording No: 201203220011

37. 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

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, 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 :

EXHIBIT "B"Exceptions
(continued)

Recording No: 201603180044

40. 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 Survey:

Recording No: 201803090042

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

EXHIBIT "B"

Exceptions
(continued)

47. Assessments, if any, levied by Wildflower Homeowner's Association.