

When recorded return to:

Alejandro Uribe and Eva Elizeth Manzo
1271 Arrezo Drive
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.: 620052784

CHICAGO TITLE
620052784

STATUTORY WARRANTY DEED

THE GRANTOR(S) Anna M. Kitchener and Jordan K. Kitchener, wife and husband

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Alejandro Uribe and Eva Elizeth Manzo, a married couple

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

LOT 22, SAUK MOUNTAIN VIEW ESTATES - SOUTH, A PLANNED RESIDENTIAL
DEVELOPMENT, ACCORDING TO THE PLAT THEREOF 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): P120683 / 4819-000-022-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224095

Oct 06 2022

Amount Paid \$7605.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: September 29, 2022

X *Anna M. Kitchener*

Anna M. Kitchener

X *Jordan K. Kitchener*

Jordan K. Kitchener

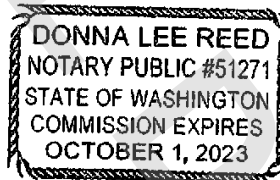
State of Washington
County of SkagitThis record was acknowledged before me on 10/3/2022 by
Anna M. Kitchener & Jordan K. Kitchener*Donna Lee Reed*
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 10/1/2023

EXHIBIT "A"**Exceptions**

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: The United States of America
 Purpose: One or more lines of electric power transmission structures and appurtenant signal lines
 Recording Date: August 7, 1963
 Recording No.: 639321
 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
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power and Light Company
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
 Recording Date: September 20, 1945
 Recording No.: 381240
 Affects: Portion in Southeast Quarter of the Northwest Quarter
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Present and future owners
 Purpose: Ingress, egress and utilities
 Recording Date: November 5, 1979
 Recording No.: 7911050071
 Affects: A 60-foot strip of land in the portion of the Southeast Quarter of the Northwest Quarter
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power and Light Company
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
 Recording Date: April 18, 1990
 Recording No.: 9004180059
 Affects: Property herein described and includes other property
5. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been

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

made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington
Recording No.: 110291

Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.

6. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington
Recording No.: 68626

Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Drainage District No. 14 of Skagit County, Washington
Purpose: Right of way for drainage ditch purposes.
Together with right of ingress and egress
Recording Date: February 26, 1935
Recording No.: 267764
Affects: Portion in the Southwest Quarter of the
Northeast Quarter and other property

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Pacific Northwest Pipeline
Purpose: Constructing, maintaining, etc. pipeline or pipelines
Recording Date: September 14, 1956
Recording No.: 541476
Affects: Portion in the Southwest Quarter of the
Northeast Quarter and other property

9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

EXHIBIT "A"

Exceptions
(continued)

Granted to: Cascade Natural Gas Corporation
 Purpose: Constructing, maintaining, etc. Pipeline or pipelines
 Recording Date: November 26, 1956
 Recording No.: 544543
 Affects: Portion in the Southwest Quarter of the
 Northeast Quarter and other property

Amended by instrument(s):

Recording Date: September 9, 1957
 Recording No: 555867

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

Recording Date: October 10, 2001
 Recording No.: 200110100109
 By: Northwest Pipeline Corporation
 And Between: John A. Lange and Gayle Lange
 Providing: Authorization for specific encroachment
 Affects: Portion in the Southwest Quarter of the Northeast Quarter

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

Recording Date: January 22, 2002
 Recording No.: 200201220096
 By: John A. Lange and Joy G. Lange
 And Between: North County Bank
 Providing: Hazardous Substances Agreement
 Affects: Said premises

12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Northwest Pipeline Corporation
 Purpose: Pipeline and related rights
 Recording Date: July 5, 2002
 Recording No.: 200207050100
 Affects: Portion in the Northeast Quarter

13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

EXHIBIT "A"Exceptions
(continued)

Granted to: John A. Lange and Gayle Lange
Purpose: Utilities, Drainage, Sewer lines, etc.
Recording Date: July 25, 2002
Recording No.: 200207250019
Affects: Property herein described and includes other property

14. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power and Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: April 7, 2003
Recording No.: 200304070119
Affects: Portion of said premises

15. 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

16. 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
Recording Date: May 7, 2003
Recording No.: 200305070171

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

Recording Date: March 26, 2003
Recording No: 200303260180

Amended by instrument(s):

Recording Date: March 2, 2004
Recording No: 200403020063

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

By: John and Gayle Lange, et al
And Between: City of Sedro Woolley, et al
Recording Date: June 9, 2003

EXHIBIT "A"

Exceptions
(continued)

Recording No.: 200306090031

Amended by instrument(s):

Recording Date: February 3, 2004
Recording No: 200402030145

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

Recording Date: January 29, 2004
Recording No: 200401290098

Amended by instrument(s):

Recording Date: December 21, 2006
Recording No: 200612210120

18. 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: June 9, 2003
Recording No.: 200306090033

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 30, 2003
Recording No.: 200306300001
Recording Date: January 28, 2004
Recording No.: 200401280120

19. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Sauk Mt. View Estates South Homeowners Association
Recording Date: June 9, 2003
Recording No.: 200306090033

20. 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

EXHIBIT "A"

Exceptions
(continued)

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 - South A Planned Residential Development:

Recording No: 200306090032

21. Terms, conditions, and restrictions of that instrument entitled Developers Indemnification of Future Owners:

Recording Date: November 7, 2003
Recording No.: 200311070075

22. Notice contained in deed

Recording Date: September 15, 2004
Recording No.: 200409150043
Regarding: Skagit County Right to Farm Ordinance

23. 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 19, 2015
Recording No.: 201505190051

24. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: By-Laws of Sauk Mountain View Estates South Homeowners Association
Recording Date: May 19, 2015
Recording No.: 201505190051

25. 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

EXHIBIT "A"Exceptions
(continued)

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."

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

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 06, 2022
between Alejandro Uribe Eva Manzo ("Buyer")
Buyer Buyer
and Anna Kitchener Jordan K. Kitchener ("Seller")
Seller Seller
concerning 1271 Arrezo Drive 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
Alejandro Uribe 09/06/2022
Buyer Date
Authenticator
Eva Manzo 09/06/2022
Buyer Date

Authenticator
Anna H Kitchener 09/06/22
Seller Date
Authenticator
Jordan K Kitchener 09/06/22
Seller Date