

**When recorded return to:**  
Justin Tvrdy  
1618 Gateway Heights Place  
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.: 620052508

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20224169

Oct 12 2022

Amount Paid \$7845.00

Skagit County Treasurer  
By Lena Thompson Deputy

**CHICAGO TITLE**  
620052508

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Nate Vario and Ashley Vario, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Justin Tvrdy, an unmarried person

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

LOT 7, SAUK MOUNTAIN VIEW ESTATES NORTH - A PLANNED RESIDENTIAL  
DEVELOPMENT PHASE V AND PLAT ALTERATION OF PHASE IV, RECORDED MARCH 18,  
2016 UNDER AUDITOR'S FILE NO. 201603180044, 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): P133158 / 6033-000-007-0000

Subject to:

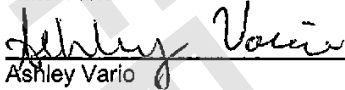
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**STATUTORY WARRANTY DEED**  
(continued)

Dated: October 4, 2022



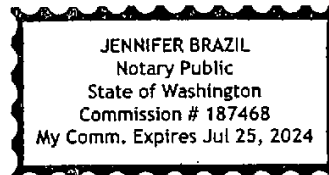
Nate Vario



Ashley Vario

State of WashingtonCounty of SkagitThis record was acknowledged before me on October 7, 2022 by Nate Vario and Ashley Vario.

(Signature of notary public)

Notary Public in and for the State of WashingtonMy appointment expires: 7-25-2024

**EXHIBIT "A"**  
**Exceptions**

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

Recorded: September 13, 1956  
Auditor's No.: 541747  
In favor of: Pacific Northwest Pipeline Corp.  
For: Pipeline  
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  
Auditor's No.: 734415

Note: Partial Relinquishment of Right of Way Contract recorded under Auditor's No. 201309250031

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

Recorded: September 13, 1956  
Auditor's No(s): 541527  
In favor of: Pacific Northwest Pipeline Corp.  
For: Pipeline  
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 Auditor's No. 201309250031

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

By: NW Pipe Corporation  
And Between: S-W Land Company, L.L.C. and Foxhall Company, L.L.C.  
Recorded: July 2, 2002  
Auditor's No.: 200207020122 and re-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 Auditor's No. 201309250031

4. Easement, including the terms and conditions thereof, established by instrument(s);

Recorded: July 2, 2002

**EXHIBIT "A"**

Exceptions  
(continued)

Auditor's No.: 200207020123  
In favor of: Northwest Pipeline Corp.  
For: Pipelines  
Affects: Said premises and other property

Note: Partial Relinquishment of Right of Way Contract recorded under Auditor's No. 201309250031

5. 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: May 7, 2003  
Auditor's No.: 200305070171  
Providing: Development Agreement  
Affects: Said premises and other property

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

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

AMENDED by instrument(s):

Recorded: May 7, 2003  
Auditor's No.: 200305070172

6. 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: 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 (s);

Recorded: January 29, 2004  
Auditor's No.: 200401290098

AMENDED by instrument(s):

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

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

7. Easement, including the terms and conditions thereof, granted by instrument;
- Recorded: April 7, 2003  
 Auditor's No.: 200304070119  
 In favor of: Puget Sound Power & Light Company  
 For: Underground electric system, together with necessary appurtenances  
 Affects: Said premises and other property
8. 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: July 18, 2005  
 Auditor's No.: 200507180165  
 Executed By: Sauk Mountain View Estates Phase III/IV Homeowners Association etal
- Modification(s) of said covenants, conditions and restrictions
- Recording Date: March 17, 2015  
 Recording No.: 201503170063
9. Agreement, including the terms and conditions thereof; entered into;
- By: Dukes Hill LLC  
 And Between: Grandview Homes LLC etal  
 Recorded: July 18, 2005  
 Auditor's No.: 200507180168
10. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
- Recorded: July 18, 2005  
 Auditor's No.: 200507180165  
 Imposed By: Sauk Mountain View Estates Phase III/IV Homeowners Association etal
11. 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 NORTH PHASE 3:

**EXHIBIT "A"**

Exceptions  
(continued)

Recording No: 200508040015

Modification(s) of said instrument

Recording Date: January 3, 2006  
Recording No.: 200601030159

Modification(s) of said instrument

Recording Date: March 7, 2008  
Recording No.: 200803070019

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

Recorded: November 5, 1985  
Auditor's No.: 8511050073  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary  
appurtenance  
Affects: Plat of Sauk Mountain View Estates North Phase I

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

Recorded: October 17, 2002  
Auditor's No.: 200210170076  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary  
appurtenances  
Affects: Plat of Sauk Mountain View Estates North Phase I

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

By: City of Sedro Woolley  
And Between: Sauk Mountain Village LLC et al  
Recorded: June 9, 2003  
Auditor's No.: 200306090031  
Providing: Development Agreement  
Affects: Said premises and other property

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

By: City of Sedro Woolley  
And Between: S-W Land Co., LLC et al  
Recorded: March 29, 2002  
Auditor's No.: 200203290183

**EXHIBIT "A"**

Exceptions  
(continued)

Providing: Annexation Agreement  
Affects: Said premises and other property

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

By: Northwest Pipeline Corporation  
And Between: Galen Kindred and Sondra Kindred  
Recorded: June 26, 2002  
Auditor's No.: 200206260088  
Providing: Clearing of trees from pipeline easement

Note: Partial Relinquishment of Right of Way Contract recorded under Auditor's No. 201309250031

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

Recorded: June 26, 2002  
Auditor's No.: 200206260089  
In favor of: Northwest Pipeline Corporation  
For: Pipelines

Note: Partial Relinquishment of Right of Way Contract recorded under Auditor's No. 201309250031

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

Recorded: January 21, 2005  
Auditor's No.: 200501210100  
In favor of: Sauk Mountain Village, LLC  
For: Ingress, egress and utilities

19. 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

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

By and Between: Sauk Mountain Village LLC and City of Sedro Woolley  
Recorded: July 18, 2005  
Auditor's No.: 200507180166

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

21. Reservation contained in deed from J. Elmer Bovey to A. W. Swain, dated February 14, 1912, filed February 19, 1912, under Auditor's 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."
22. 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
23. Terms and conditions of City of Sedro-Woolley Ordinance No. 1418-02 as recorded March 29, 2002, under Auditor's No. 200203290182
24. Agreement Regarding Conditions of Annexation and the terms and conditions thereof:
- Between: City of Sedro-Woolley, a Washington Municipal Corporation  
 And: SW-Land Company, LLC, a Washington Limited Partnership, et al  
 Dated: January 9, 2002  
 Recorded: April 2, 2002  
 Auditor's No.: 200204020058
25. 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
26. Adjacent Properties Development Agreement and the terms and conditions thereof:
- Recording Date: April 14, 2010  
 Recording No.: 201004140048



**EXHIBIT "A"**

Exceptions  
(continued)

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

Recording Date: May 4, 2010  
Recording No.: 201005040070

28. 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 Date: June 15, 2004  
Recording No.: 200406150130

Modification(s) of said covenants, conditions and restrictions

Recording Date: April 29, 2005  
Recording No.: 200504290152

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 18, 2005  
Recording No.: 200507180167

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 8, 2005  
Recording No.: 200508080137

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 16, 2005  
Recording No.: 200509160050

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 26, 2005  
Recording No.: 200510260044

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

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 23, 2006  
Recording No.: 200601230191

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 3, 2006  
Recording No.: 200605030049

29. 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 North, Phase 1, Wildflower:  
Recording No: 200305090001

30. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

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

31. Exceptions and reservations as contained in instrument;

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

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

Recorded: July 17, 1946  
Auditor's No.: 394047  
In favor of: United States of America  
For: Electric transmission and/or distribution line, together with necessary appurtenances

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

Affects: 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  
Affects: Portion of said plat

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

Recorded: August 7, 1963  
Auditor's No.: 639321  
In favor of: United States of America  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: 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  
Affects: Portion of said plat

34. 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: February 3, 2004  
Auditor's No.: 200402030144  
Executed By: Dukes Hill, L.L.C.  
Affects: Portion of said plat

Said document is a re-recording of Auditor's No. 200401290096.

35. Easement, including the terms and conditions thereof, granted by instrument;

Recorded: February 2, 2004  
Auditor's No.: 200402020108  
In favor of: Puget Sound Power & Light Company  
For: Underground electric system, together with necessary appurtenances  
Affects:

## 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:

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

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.

Affects: Portion of said plat

36. 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 Estate - North A Planned Residential Development Phase 2:

Recording No: 200401290095

37. 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 - North, A Planned Residential Development - Phase IV:

Recording No: 201203220011

38. 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: 201602180008

39. 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

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

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 SAUK MOUNTAIN VIEW ESTATES NORTH - A PLANNED RESIDENTIAL DEVELOPMENT PHASE V AND PLAT ALTERATION OF PHASE IV FILED UNDER AF#201203220011:
- Recording No: 201603180044
41. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
42. City, county or local improvement district assessments, if any.
43. Assessments, if any, levied by City of Sedro-Woolley.
44. Assessments, if any, levied by Sauk Mountain View Estates Phase III/IV Homeowner's Association.
45. Assessments, if any, levied by Sauk Mountain View Estate North - Phase III/IV Homeowners Association.
46. Assessments, if any, levied by Wildflower Homeowner's Association.

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 08, 2022  
between Justin Tvrdy and/or assigns ("Buyer")  
and Nate Vario ("Seller")  
concerning 1618 Gateway Heights Place 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.

Authentisier  
[Signature] 09/08/2022  
Buyer Date

Buyer Date

Authentisier  
Nate Vario 09/08/22  
Seller Date

Authentisier  
Ashley Vario 09/08/22  
Seller Date