

When recorded return to:
Michael Allen Swinehart and Julie Marie Smith
1304 Cascadia Drive
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20225054

Dec 30 2022

Amount Paid \$6485.00

Skagit County Treasurer

By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620053272

CHICAGO TITLE
620053272

STATUTORY WARRANTY DEED

THE GRANTOR(S) Colleen R. Leopard, a single person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Julie Marie Smith, an unmarried person and Michael Allen Swinehart, an unmarried person

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

LOT 23, SAUK MOUNTAIN VIEW ESTATES NORTH - A PLANNED RESIDENTIAL DEVELOPMENT PHASE 2, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 29, 2004, UNDER AUDITOR'S FILE NO. 200401290095, 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): P121358 / 4829-000-023-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: December 19, 2022

Colleen R. Leopard
Colleen R. Leopard

State of Washington
County of Skagit

This record was acknowledged before me on December 20th, 2022 by Colleen R. Leopard.

Hannah Berleue
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 03-15-2025

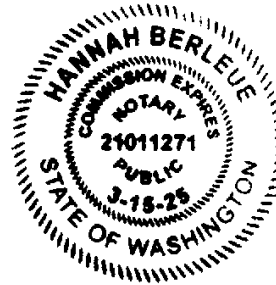


EXHIBIT "A"
Exceptions

1. Reservations and recitals contained in the Deed as set forth below:

Grantor: The Wolverine Company
Recording Date: February 1, 1907
Recording No.: 60673

2. 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

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: August 7, 1963
Recording No.: 639321
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: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: September 20, 1955
Recording No.: 525118
Affects: Portion of said premises

5. Agreement and the terms and conditions thereof:

Executed by: City of Sedro Woolley and S-W Land Co., LLC
Recording Date: March 29, 2002
Recording No.: 200203290183

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

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

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: Portion of said premises

7. Agreement and the terms and conditions thereof:

Executed by: City of Sedro Wolley and Dukes Hill LLC, a Washington limited liability company
 Recording Date: May 7, 2003
 Recording No.: 200305070171

Said instrument is re-recorded under recording no. 200303260180

Amendment:

Recording Date: May 7, 2003
 Recording No.: 200305070172

8. Agreement and the terms and conditions thereof:

Executed by: City of Sedro Wolley and Sauk Mountain Village LLC
 Recording Date: June 9, 2003
 Recording No.: 200306090031

9. Agreement and the terms and conditions thereof:

Executed by: City of Sedro Wolley and Dukes Hill LLC, a Washington limited liability company
 Recording Date: January 29, 2004
 Recording No.: 200401290098

Modification(s) of said covenants, conditions and restrictions

Recording No.: 200402030145
 Recording No.: 200612210120

10. 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 the Plat of Sauk Mountain View Estates - North - A Planned Residential

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

Development Phase 2:

Recording No: 200401290095

11. 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: January 29, 2004

Recording No.: 200401290096

Said instrument is re-recorded under recording no. 200402030144

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

Granted to: Puget Sound Energy, Inc., a Washington corporation

Purpose: Transmission, distribution and sale of electricity

Recording Date: February 2, 2004

Recording No.: 200402020108

Affects: Portion of said premises

13. Easement Quit Claim Deed, including the terms, covenants and provisions thereof

Recording Date: July 14, 2021

Recording No.: 202107140001

14. 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

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

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."

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