

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20236577

May 19 2023

Amount Paid \$7829.00
Skagit County Treasurer
By Lena Thompson Deputy

GNW 22-16604

When recorded return to:

Maya Armijo and Michael Armijo
1474 West Gateway Heights Loop
Sedro-Woolley, WA 98284

STATUTORY WARRANTY DEED

THE GRANTOR(S) Key Peninsula Properties LLC, a Washington Limited Liability Company, 17643 West Big Lake Boulevard, Mount Vernon, WA 98274,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Maya Armijo and Michael Armijo, a married couple

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1: Lot 21, Sauk Mountain View Estates North Phase 5 & Alteration of Phase 4

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P133172

Dated: 4-28-23

Key Peninsula Properties LLC, a Washington Limited Liability Company

By: [Signature]
Andrew Sager, Member

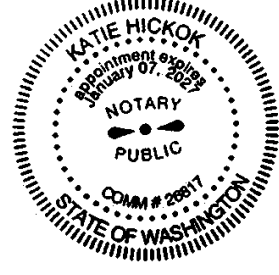
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 28th ^{April} day of ~~March~~, 2023 by Andrew Sager, Member of Key Peninsula Properties LLC.

[Signature]
Signature

Notary
Title

My commission expires: 1-7-27



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 1474 West Gateway Heights Loop, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P133172

Property Description:

Lot 21, "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 County of Skagit, State of Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 22-16604-TJ

Page 3 of 7

EXHIBIT B

22-16604-TJ

1. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee:
Pacific Northwest Pipeline Corporation
Dated:
March 28, 1956
Recorded:
September 13, 1956
Auditor's No:
541527
Affects:
Open Space Area

2. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee:
Pacific Northwest Pipeline Corporation
Dated:
April 24, 1956
Recorded:
September 19, 1956
Auditor's No:
541747
Purpose:
A 50 foot wide portion of subject property
Affects:
Open Space Area

The width of said easement was widened to 75 feet by document recorded December 29, 1969, as Auditor's File No. 734415.

3. Reservations contained in Deed dated February 14, 1912, executed by J. Elmer Bovey, a bachelor, recorded February 19, 1912, under Auditor's File No. 89818, as follows:

Excepting any minerals or mineral oils that may have been or may hereafter be discovered on said premises.

4. RESERVATIONS CONTAINED IN DEED

Executed by:
The Wolverine Company
Recorded:
February 1, 1906
Auditor's No:
55459
As Follows:

Excepting however, from the operation of this Deed, and 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 now known, or shall hereafter be discovered.

5. RESERVATIONS CONTAINED IN DEED

Statutory Warranty Deed
LPB 10-05

Order No.: 22-16604-TJ

Page 4 of 7

Executed by:
Northern Pacific Railway Company, a Wisconsin Corporation
Recorded:
June 14, 1965
Auditor's No:
667520
As Follows:
Excepting and reserving unto the Grantor, its successors and assigns, forever all minerals of every nature whatsoever.

6. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:
Puget Sound Energy, Inc.
Dated:
April 17, 2007
Recorded:
April 23, 2007
Auditor's No.:
200704230157
Purpose:
"...utility systems..."
Area Affected:
Portions of the subject property

7. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated:
July 8, 2005
Recorded:
July 18, 2005
Auditor's No.:
200507180165
Executed By:
Grandview Home LLC, et al

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED BY THE FOLLOWING:

Recorded:
March 17, 2015 and February 12, 2016
Auditor's No.:
201503170063 and 201602120044

8. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between:
Sauk Mountain Village, L.L.C., et al
And:
City of Sedro Woolley, et al
Recorded:
May 7, 2003, June 9, 2003, June 30, 2003 and February 3, 2004

Statutory Warranty Deed
LPB 10-05

Order No.: 22-16604-TJ

Auditor's No.:
200305070171, 200305070172, 200306090031, 200306300001 and 200402030145
Regarding:
Development conditions and provisions

9. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:
Puget Sound Energy
Dated:
March 21, 2003
Recorded:
April 7, 2003
Auditor's No.:
200304070119
Purpose:
"...utility systems..."
Area Affected:
Portions of the subject property

10. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:
Northwest Pipeline Corporation
Dated:
June 13, 2002
Recorded:
June 26, 2002
Auditor's No.:
200206260089
Purpose:
"...pipeline or pipelines..."
Area Affected:
Open Space Area

11. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:
Northwest Pipeline Corporation, its successors and/or assigns

Dated:
June 11, 2002
Recorded:
July 2, 2002
Auditor's No.:
200207020123
Purpose:
Right-of-way and Easement
Area Affected:
Open Space Area

Said Easement was re-recorded August 26, 2002 under Auditor's File No. 200208260142.

12. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS,
FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS

Statutory Warranty Deed
LPB 10-05

Order No.: 22-16604-TJ

Page 6 of 7

AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name:

Sauk Mountain View Estates – North, a Planned Residential Development – Phase IV

Recorded:

March 22, 2012

Auditor's No.:

201203220011

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

13. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name:

Record of Survey

Recorded:

February 18, 2016

Auditor's No.:

201602180008

14. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES AND ENCROACHMENTS, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name:

Sauk Mountain View Estates North Estates North PRD Phase V

Recorded:

March 18, 2016

Auditor's No.:

201603180044

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".