

When recorded return to:
John Carl Clark
1305 Cascadia Drive
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20238073

Sep 15 2023

Amount Paid \$7365.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620054450

CHICAGO TITLE
(620054450)

STATUTORY WARRANTY DEED

THE GRANTOR(S) Dave E. Rude, a married man as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to John Carl Clark, a single man

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

LOT 3, 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): P121338 / 4829-000-003-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)Dated: September 14, 2023Dave Rude

Dave E. Rude

Mo Yin Rude

Mo Yin Rude

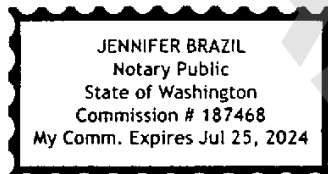
State of Washington
County of SkagitThis record was acknowledged before me on 9-14-2023 by
Dave E. Rude and Mo Yin RudeJennifer Brazil
(Signature of notary public)Notary Public in and for the State of WashingtonMy commission expires: 7-25-2024

EXHIBIT "A"
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. 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: Puget Sound Power & Light Company, a Washington corporation
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: September 20, 1955
Recording No.: 525118
Affects: South 20 feet of the West 165 feet

4. 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

5. By-Laws of Sauk Mountain Estates Maintenance Association and the terms and conditions thereof:

Recording Date: April 25, 1989
Recording No.: 8904250035

EXHIBIT "A"**Exceptions
(continued)****6. Annexation 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

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

In favor of: Puget Sound Energy, Inc., a Washington corporation
Purpose: Underground electric system, together with necessary appurtenances
Recording Date: April 7, 2003
Recording No.: 200304070119
Affects: Portion of said premises and other property

8. Development 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: May 7, 2003
Recording No.: 200305070171
Affects: Said premises and other property

Said instrument is a re-recording of document recorded under Recording No. 200303260180

The Amendment for the above mentioned Agreement is recorded under Recording No. 200305070172.

9. Development Agreement and the terms and conditions thereof:

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

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 Development Phase 2:

Recording No: 200401290095

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

11. Development 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: January 29, 2004
 Recording No.: 200401290098
 Regarding: Obligations arising from development approval

The Amendment for the above mentioned Agreement is recorded under Recording No. 200612210120.

12. 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, a Washington corporation
 Purpose: Underground electric system, together with necessary appurtenances
 Recording Date: February 2, 2004
 Recording No.: 200402020108
 Affects: Portion of said premises

13. 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

Said instrument is a re-recording of document recorded under Recording No. 200401290096

14. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

15. 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."

16. Assessments, if any, levied by Sedro Woolley.
17. City, county or local improvement district assessments, if any.