

When recorded return to:
Chris Crawford
1599 West Gateway Heights Loop
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20249364

Jan 19 2024

Amount Paid \$8600.80

Skagit County Treasurer

By BELEN MARTINEZ Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE CO.

620055286

Escrow No.: 620055286

STATUTORY WARRANTY DEED

THE GRANTOR(S) Victoria Hinderman and Bryce Hinderman, 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 Chris Crawford, an unmarried man

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

LOT 32, SAUK MOUNTAIN VIEW ESTATES NORTH - A PLANNED RESIDENTIAL
DEVELOPMENT - PHASE IV, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 22,
2012 UNDER AUDITOR'S FILE NO. 201203220011, 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): P131077 / 6009-000-000-0032

Subject to:

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

STATUTORY WARRANTY DEED
(continued)Dated: 1/17/24

Victoria Hinderman


Bryce Hinderman

State of _____


County of _____

This record was acknowledged before me on _____ by Victoria Hinderman.

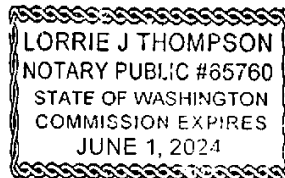
(Signature of notary public)

Notary Public in and for the State of _____

My appointment expires: _____

State of WashingtonCounty of SkagitThis record was acknowledged before me on JANUARY 17, 2024 by Bryce Hinderman.

(Signature of notary public)

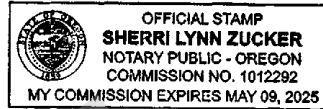
Notary Public in and for the State of WashingtonMy appointment expires: 6-1-2024

Dated: 1/13/2024

State of Oregon
County of Jackson

This record was acknowledged before me on January 13 2024 by Victoria Hinderman.

(Signature of notary public)
Notary Public in and for the State of Oregon
My appointment expires: May 09 2025



State of _____
County of _____

This record was acknowledged before me on _____ by Bryce Hinderman.

(Signature of notary public)
Notary Public in and for the State of _____
My appointment expires: _____

EXHIBIT "A"

Exceptions

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

Recorded: September 13, 1956
 Auditor's No(s).: 541747, records of Skagit County, Washington
 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(s).: 734415, records of Skagit County, Washington

Note: Partial Relinquishment of Right of Way Contract recorded under
 Recording No. 201309250031

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

Recorded: September 13, 1956
 Auditor's No(s).: 541527, records of Skagit County, Washington
 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
 Recording 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
 Recording No. 201309250031

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

Recorded: July 2, 2002
 Auditor's No(s).: 200207020123, records of Skagit County, Washington
 In favor of: Northwest Pipeline Corp.
 For: Pipelines
 Affects: Said premises and other property

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

Note: Partial Relinquishment of Right of Way Contract recorded under
Recording 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, records of Skagit County, Washington
 Providing: Development Agreement
 Affects: Said premises and other property

 Said instrument is a re-recording of instrument (s);
 Recorded: March 26, 2003
 Recording No.: 200303260180, records of Skagit County, Washington

 AMENDED by instrument(s):
 Recorded: May 7, 2003
 Auditor's No(s): 200305070172, records of Skagit County, Washington
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, records of Skagit County, Washington
 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
 Recording No.: 200401290098, records of Skagit County, Washington

 AMENDED by instrument(s):
 Recorded: April 3, 2000
 Recording No.: 200403020063
 Recorded: December 21, 2006
 Recording No.: 200612210120, records of Skagit County, Washington
7. Easement, including the terms and conditions thereof, granted by instrument;
 Recorded: April 7, 2003
 Auditor's No.: 200304070119, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Underground electric system, together with necessary appurtenances
 Affects: Said premises and other property

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

8. 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

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 17, 2015
Recording No.: 201503170063

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

Imposed by: Sauk Mountain View Estates Phase III/IV Homeowners Association etal
Recording Date: July 18, 2005
Recording No.: 200507180165

10. Agreement, including the terms and conditions thereof; entered into;
By: Dukes Hill LLC
And Between: Grandview Homes LLC etal
Recorded: July 18, 2005
Recording No. 200507180168, records of Skagit County, Washington

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 on the Plat of Sauk Mountain View Estates North Phase 3 And Amended Sauk Mountain View Estates North Phase 3 Lot Line Adjustment:

Recording No: 200508040015
Recording No: 200601030159
Recording No: 200803070017

12. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 5, 1985
Auditor's No(s).: 8511050073, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary

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

- 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(s): 200210170076, records of Skagit County, Washington
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, records of Skagit County, Washington
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, records of Skagit County, Washington
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, records of Skagit County, Washington
Providing: Clearing of trees from pipeline easement
- Note: Partial Relinquishment of Right of Way Contract recorded under Auditor's File No. 201309250031
17. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 26, 2002
Auditor's No(s): 200206260089, records of Skagit County, Washington
In favor of: Northwest Pipeline Corporation
For: Pipelines
- Note: Partial Relinquishment of Right of Way Contract recorded under Recording No. 201309250031

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

18. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: January 21, 2005
 Auditor's No(s): 200501210100, records of Skagit County, Washington
 In favor of: Sauk Mountain Village, LLC
 For: Ingress, egress and utilities
19. 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, records of Skagit County, Washington
20. Reservation contained in deed from J. Elmer Bovey to A. W. Swain, dated February 14, 1912, filed February 19, 1912, under Auditor's File 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."
21. 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
22. Terms and conditions of City of Sedro-Woolley Ordinance No. 1418-02 as recorded March 29, 2002, under Recording No. 200203290182
23. 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
24. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

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

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

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

Recording Date: April 14, 2010
 Recording No.: 201004140048

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

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

27. 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, 2023
 Recording No.: 200305090002

Modification(s) of said covenants, conditions and restrictions

Recording No.: 200406150130
 Recording No.: 200504290152
 Recording No.: 200507180167
 Recording No.: 200508080137
 Recording No.: 200509160050
 Recording No.: 200510260044
 Recording No.: 200601230191
 Recording No.: 200605030049

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

Imposed by: Wildflower Homeowner's Association
 Recording Date: May 9, 2003
 Recording No.: 200305090002

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

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 the Plat of Sauk Mountain View Estates North, Phase 1, Wildflower:

Recording No: 200305090001

30. 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

NOTE: This exception does not include present ownership of the above mineral rights.

31. 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

32. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: August 7, 1963
 Auditor's No(s): 639321, records of Skagit County, Washington
 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

33. 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

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

Recording Date: February 3, 2004
Recording No.: 200402030144

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

34. 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: Underground electric system, together with necessary appurtenances
Recording Date: February 2, 2004
Recording No.: 200402020108
Affects: Portion of said premises

35. 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

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 Estates - North, A PLANNED RESIDENTIAL DEVELOPMENT - PHASE IV:

Recording No: 201203220011

37. 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

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

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."

38. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
39. Assessments, if any, levied by Sedro Woolley.
40. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2024.
41. City, county or local improvement district assessments, if any.