

202404250029

04/25/2024 12:25 PM Pages: 1 of 14 Fees: \$316.50  
Skagit County Auditor, WA

**When recorded return to:**  
Bryan C. Pelletier and Lucas B. Pelletier  
1401 East Gateway Heights Loop  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20240376

Apr 25 2024

Amount Paid \$8743.20  
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

**CHICAGO TITLE**  
620055868

Escrow No.: 620055868

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael E. McCoy, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Bryan C. Pelletier and Lucas B. Pelletier, a married couple

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

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

Abbreviated Legal: (Required if full legal not inserted above.)

LT 4, SAUK MOUNTAIN VIEW ESTATES NORTH - A PLANNED RESIDENTIAL DEVELOPMENT  
- PHASE IV

Tax Parcel Number(s): P131049 / 6009-000-000-0004

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

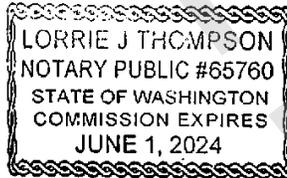
Dated: 4/18/2024

Michael E McCoy  
Michael E. McCoy

State of Washington  
County of Sagit

This record was acknowledged before me on April 8 2024 by Michael E. McCoy.

Lorrie J Thompson  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 6-1-2024



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P131049 / 6009-000-000-0004**

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LOT 4, 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.

**EXHIBIT "B"**  
Exceptions

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

In favor of: Pacific Northwest Pipeline Corp.  
Purpose: Pipeline  
Recording Date: September 13, 1956  
Recording No.: 541747  
Affects: Said premises and other property

Note: Exact location and extent of easement is undisclosed of record.

AMENDED by instrument(s):

Recording Date: December 29, 1969  
Recording No: 734415

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

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

In favor of: Pacific Northwest Pipeline Corp.  
Purpose: Pipeline  
Recording Date: September 13, 1956  
Recording No.: 541527  
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 and the terms and conditions thereof:

Executed by: NW Pipe Corporation and S-W Land Company, L.L.C. and Foxhall Company, L.L.C.  
Recording Date: July 2, 2002  
Recording No.: 200207020122  
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.

**EXHIBIT "B"**Exceptions  
(continued)

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

In favor of: Northwest Pipeline Corp.  
Purpose: Pipelines  
Recording Date: July 2, 2002  
Recording No.: 200207020123  
Affects: Said premises and other property

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

5. 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

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

Recording Date: March 26, 2003  
Recording No: 200303260180

AMENDED by instrument(s):

Recording Date: May 7, 2003  
Recording No: 200305070172

6. Development Agreement regarding obligations arising from Development Approval 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: February 3, 2004  
Recording No.: 200402030145

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

Recorded: January 29, 2004  
Recording No: 200401290098

**EXHIBIT "B"**

Exceptions  
(continued)

AMENDED by instrument(s):

Recorded: April 3, 2000 and December 21, 2006  
Recording No: 200403020063  
Recording No: 200612210120

7. 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: April 7, 2003  
Recording No.: 200304070119  
Affects: Portion of said premises

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 North - Phase III/IV Homeowners Association  
Recording Date: July 18, 2005  
Recording No.: 200507180165

10. Agreement and the terms and conditions thereof:

Executed by: Dukes Hill LLC and Grandview Homes LLC et al

**EXHIBIT "B"**Exceptions  
(continued)

Recording Date: July 18, 2005  
Recording No.: 200507180168

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 the Plat of Sauk Mountain View Estates - North - a Planned Residential Development Phase 3:

Recording No: 200508040015

12. 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 3 - Lot Line Adjustment:

Recording No: 200601030159

13. 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 appurtenance  
Recording Date: November 5, 1985  
Recording No.: 8511050073  
Affects: Plat of Sauk Mountain View Estates North Phase I

14. 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: October 17, 2002  
Recording No.: 200210170076  
Affects: Plat of Sauk Mountain View Estates North Phase I

15. Development Agreement and the terms and conditions thereof:

**EXHIBIT "B"**Exceptions  
(continued)

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

16. 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

17. Agreement and the terms and conditions thereof:

Executed by: Northwest Pipeline Corporation and Galen Kindred and Sondra Kindred  
Recording Date: June 26, 2002  
Recording No.: 200206260088

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

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

In favor of: Northwest Pipeline Corporation  
Purpose: Pipelines  
Recording Date: June 26, 2002  
Recording No.: 200206260089  
Affects: Portion of said premises

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

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

In favor of: Sauk Mountain Village, LLC  
Purpose: Ingress, egress and utilities  
Recording Date: January 1, 1753  
Recording No.: 200501210100  
Affects: Portion of said premises

20. 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 "B"**Exceptions  
(continued)

Recording Date: July 18, 2005  
Recording No.: 200507180165

21. Easement Agreement and the terms and conditions thereof:

Executed by: Sauk Mountain Village LLC and City of Sedro Woolley  
Recording Date: July 18, 2005  
Recording No.: 200507180166

22. 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."

23. 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

24. Ordinance No. 1418-02 and the terms and conditions thereof:

Recording Date: March 29, 2002  
Recording No: 200203290182

25. Agreement regarding conditions of annexation and the terms and conditions thereof:

Executed by: City of Sedro-Woolley, a Washington Municipal Corporation and SW-Land Company, LLC, a Washington Limited Partnership, et al  
Dated date: January 9, 2002  
Recording Date: April 2, 2002  
Recording No.: 200204020058

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

**EXHIBIT "B"**

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

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

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

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

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

29. 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, April 29, 2005, July 18, 2005, August 8, 2005, September 16, 2005, October 26, 2005, January 23, 2006, and May 3, 2006  
Recording No.: 200406150130  
Recording No.: 200504290152  
Recording No.: 200507180167  
Recording No.: 200508080137  
Recording No.: 200509160050  
Recording No.: 200510260044  
Recording No.: 200601230191  
Recording No.: 200605030049

30. 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:

**EXHIBIT "B"**Exceptions  
(continued)

Recording No: 200305090001

31. 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.

32. 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

33. 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

34. 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

35. 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

**EXHIBIT "B"**Exceptions  
(continued)

Recording Date: February 2, 2004  
 Recording No.: 200402020108  
 Affects: Portion of said premises

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 the Plat of 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 the Plat of Sauk Mountain View Estates - North, a Planned Residential Development - Phase IV:

Recording No: 201203220011

38. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
39. 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

**EXHIBIT "B"**Exceptions  
(continued)

you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

40. Assessments, if any, levied by Sedro Woolley.
41. Assessments, if any, levied by Sauk Mountain View Estates Phase III/IV Homeowner's Association.
42. Assessments, if any, levied by Sauk Mountain View Estate North - Phase III/IV Homeowners Association.
43. City, county or local improvement district assessments, if any.

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 March 12, 2024  
between Bryan Pelletier Lucas Pelletier ("Buyer")  
Buyer Buyer  
and Michael McCoy ("Seller")  
Seller Seller  
concerning 1401 E Gateway Heights Loop 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.

Bryan Pelletier 3/12/24  
Buyer Date

Authenticator  
Michael E McCoy 03/12/24  
Seller Date

Bryan Pelletier 3/12/24  
Buyer Date

Seller Date