

When recorded return to:

Warner P. Lucas and Galina G. Lucas
1419 East Gateway Heights Loop
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20240477

May 03 2024

Amount Paid \$8494.00
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.: 620056056

CHICAGO TITLE*Le 300 56056***STATUTORY WARRANTY DEED**

THE GRANTOR(S) Bradley A. Tatge, 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 Warner P. Lucas and Galina G. Lucas, a married couple

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

LOT 13, 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): P131058 / 6009-000-000-0013

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

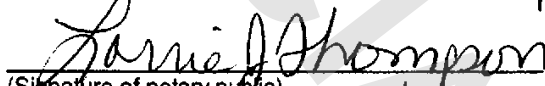
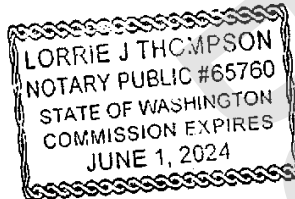
Dated: 30 April 2024
Bradley A. TatgeState of WashingtonCounty of SkagitThis record was acknowledged before me on April 30, 2024 by Bradley A. Tatge.
(Signature of notary public)Notary Public in and for the State of WashingtonMy appointment expires: 6-1-2024

EXHIBIT "A"
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: Portion of said premises

Amended by instrument:

Recorded: December 29, 1969
Recording No: 734415, records of Skagit County, Washington

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: Portion of said premises

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

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

In favor of: Northwest Pipeline Corp
 Purpose: Pipelines
 Recording Date: July 2, 2002
 Recording No.: 200207020123
 Affects: Portion of said premises
 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
 Recording 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
 Recording No.: 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
 Recording 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 and December 21, 2006
 Recording No. 200403020063 and Recording No. 200612210120, records of Skagit
 County, Washington

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

Granted to: Puget Sound Power & Light Company
 Purpose: Underground electric system, together with necessary appurtenances

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

Recording Date: April 7, 2003
 Recording No.: 200304070119
 Affects: Said premises and other property

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 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: 200803070019

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

12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: 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: Portion of said premises
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 appurtenances
 Recording Date: October 17, 2002
 Recording No.: 200210170076
 Affects: Portion of said premises
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
 Recording 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
 Recording 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
 Recording No. 200206260088, records of Skagit County, Washington
 Providing: Clearing of trees from pipeline easement
- Note: Partial Relinquishment of Right of Way Contract recorded under:
- Recording No. 201309250031

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

17. 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

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

Recorded: January 21, 2005
 Recording No.: 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
 Recording No.: 200507180166, records of Skagit County, Washington

20. 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: J. Elmer Bovey to A. W. Swain
 Recording Date: February 19, 1912
 Recording No.: 89818

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

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. City of Sedro-Woolley Ordinance No. 1418-02 and the terms and conditions thereof:

Recording Date: March 29, 2002

EXHIBIT "A"

Exceptions
(continued)

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
Recording No.: 200204020058

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

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, 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

28. **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: May 9, 2003
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

29. 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.

30. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 17, 1946
Recording No. 394047, 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 125 feet in width, the boundaries of said strip lying 62.5 feet distant from, on each side of, and parallel to the survey line of the Arlington-Bellingham transmission line as now located and staked
Affects: Portion of said plat
31. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: August 7, 1963
Recording No. 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

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

32. 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 6, 2004

Recording No.: 200402030144

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

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

Granted to: 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

34. 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

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 Estates - North, A Planned Residential Development - Phase IV::

Recording No: 201203220011

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,

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

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 Survey:

Recording No: 201602180008

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 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. 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 04/06/24
between Warner P. Lucas Galina G. Lucas ("Buyer")
Buyer Buyer
and Bradley A Tatge ("Seller")
Seller Seller
concerning 1419 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.

Authenticity
Warner P. Lucas 04/06/24
Buyer Date
Authenticity
Galina G. Lucas 04/06/24
Buyer Date

 4/2/24
Seller Date