

202405300007

05/30/2024 09:36 AM Pages: 1 of 9 Fees: \$311.50
Skagit County Auditor, WA

When recorded return to:
Phal C. Bo
1540 East Gateway Heights Loop
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20240769
May 30 2024
Amount Paid \$8245.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Chicago Title
620055982

Escrow No.: 620055982

STATUTORY WARRANTY DEED

THE GRANTOR(S) Darcie Mullins, 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 Phal C. Bo, an unmarried person and Aet But, an unmarried person

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

LOT 66, 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): P131111 / 6009-000-000-0066

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 5-21-24


Darcie Mullins

State of WASHINGTON

County of SKAGIT

This record was acknowledged before me on MAY 21, 2024 by Darcie Mullins.


(Signature of notary public)
Notary Public in and for the State of WASHINGTON
My appointment expires: 6-7-2024



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: Said premises and other property

AMENDED by instrument(s):

Recorded: 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 and re-recorded under Recording No. 200208260142
Providing: Clearing of trees from pipeline easement

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:

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

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

Recorded: March 26, 2003
Recording No: 200303260180

EXHIBIT "A"
Exceptions
(continued)

AMENDED by instrument(s):

Recorded: 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

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: 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. Agreement and the terms and conditions thereof:

Executed by: Dukes Hill LLC and Grandview Homes LLC et al
Recording Date: July 18, 2005
Recording No.: 200507180168

10. 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 et al
Recording Date: July 18, 2005
Recording No.: 200507180165

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

EXHIBIT "A"
Exceptions
(continued)

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 Phase 3 :

Recording No: 200508040015
Recording No: 200601030159
Recording No: 200803070019

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
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: Plat of Sauk Mountain View Estates North Phase I
14. 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
15. 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
16. 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
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(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

EXHIBIT "A"Exceptions
(continued)

In favor of: Sauk Mountain Village, LLC
 Purpose: Ingress, egress and utilities
 Recording Date: January 21, 2005
 Recording No.: 200501210100
 Affects: Portion of said premises

19. 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

20. 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

21. 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

The Company makes no representations about the present ownership of these reserved and excepted interests.

22. 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

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

Recording Date: March 29, 2002
 Recording No.: 200203290182

24. 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
 Recording Date: April 2, 2002
 Recording No.: 200204020058

25. 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

EXHIBIT "A"

Exceptions
(continued)

Recording Date: April 23, 2007
Recording No.: 200704230157

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

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

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

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

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

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. 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, Phase 1, Wildflower:

Recording No: 200305090001

30. 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 No: 200406150130
Recording No: 200504290152
Recording No: 200507180167
Recording No: 200508080137
Recording No: 200509160050
Recording No: 200510260044

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

EXHIBIT "A"
Exceptions
(continued)

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
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:

EXHIBIT "A"
Exceptions
(continued)

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 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. City, county or local improvement district assessments, if any.