

When recorded return to:
Roman R Bay
1501 Portobello Avenue
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20242532
Oct 11 2024
Amount Paid \$6965.00
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.: 620056977

CHICAGO TITLE CO.

620056977

STATUTORY WARRANTY DEED

THE GRANTOR(S) Keith A. Doran, a married man

for and in consideration of Ten And No/100,Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Roman Bay, a single person

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 7, SAUK MOUNTAIN VIEW ESTATES - SOUTH, A PLANNED RESIDENTIAL
DEVELOPMENT, AS RECORDED JUNE 9, 2003 UNDER AUDITOR'S FILE NO. 200306090032,
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): P120668 / 4819-000-007-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 10/07/2024

Keith Doran

Keith A. Doran

Adena Doran

Adena Doran

State of Washington
County of Snohomish

This record was acknowledged before me by means of communication technology

on 10/07/2024 by Keith A Doran and Adena Doran

(electronic official
stamp)

Colleen Blake
Notary Public
My commission expires: 10/19/2027

COLLEEN T BLAKE
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 210372
COMMISSION EXPIRES 10/19/2027

Notarized remotely online using communication technology via Proof.

EXHIBIT "A"
Exceptions

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington
Recording No.: 68626

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

Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.

2. 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: Skagit Realty Company
Recording Date: October 23, 1915
Recording No.: 110291

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

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

In favor of: Drainage District No. 14 of Skagit County, Washington
Purpose: Right of way for drainage ditch purposes, together with the right of ingress and egress
Recording Date: February 26, 1935
Recording No.: 267764
Affects: Portion in the Southwest Quarter of the Northwest Quarter and other property

4. 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: June 20, 1945
Recording No.: 381240
Affects: Portion in Southeast Quarter of the Northwest Quarter

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

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

In favor of: The United States of America
Purpose: One or more lines of electric power transmission structures and appurtenant signal lines
Recording Date: June 6, 1946 and July 17, 1946
Recording No.: 392628
Recording No.: 394047
Affects: Portion of said premises

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

In favor of: Pacific Northwest Pipeline Corporation, a Delaware corporation, its successors and assigns
Purpose: Constructing, maintaining, etc. pipeline or pipelines
Recording Date: September 14, 1956
Recording No.: 541476
Affects: Portion of said premises

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

In favor of: Cascade Natural Gas Corporation, its successors and assigns
Purpose: Constructing, maintaining, etc. pipeline or pipelines
Recording Date: November 26, 1956
Recording No.: 544543
Affects: Portion of said premises

Said instrument was corrected by instrument dated August 3, 1957, and recorded September 9, 1957 under Recording No. 555867.

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

In favor of: The United States of America
Purpose: One or more lines of electric power transmission structures and appurtenant signal lines
Recording Date: August 7, 1963
Recording No.: 639321
Affects: Portion of said premises

9. 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: Present and future owners of land
Purpose: Ingress, egress and utilities
Recording Date: November 5, 1979
Recording No.: 7911050071
Affects: Portion of said premises
10. By-Laws of Sauk Mountain Estates Maintenance Association and the terms and conditions thereof:

Recording Date: April 25, 1989
Recording No.: 8904250035
11. 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 system
Recording Date: April 18, 1990
Recording No.: 9004180059
Affects: Portion of said premises
12. Agreement and the terms and conditions thereof:

Executed by: Northwest Pipeline Corporation and John A. Lange and Gayle Lange
Recording Date: October 10, 2001
Recording No.: 200110100109
Providing: Authorization for specific encroachment
Affects: Portion of said premises
13. Hazardous Substances Certificate and Indemnity Agreement and the terms and conditions thereof:

Executed by: John A. Lange and Joy G. Lange and North County Bank
Recording Date: January 22, 2002
Recording No.: 200201220096
14. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Northwest Pipeline Corporation, its successors and assigns
Purpose: Pipeline and related rights
Recording Date: July 5, 2002
Recording No.: 200207050100
Affects: Portion of said premises
15. 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: John A. Lange and Gayle Lange
Purpose: Utilities, drainage, sewer lines etc
Recording Date: July 25, 2002
Recording No.: 200207250019
Affects: Portion of said premises

16. Development Agreement and the terms and conditions thereof:

Recording Date: March 26, 2003
Recording No.: 200303260180

The above mentioned Agreement is re-recorded under

Recording No: 200305070171
Recording No: 200402130064
Recording No: 200403020063

17. 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: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: April 7, 2003
Recording No.: 200304070119
Affects: Portion of said premises

18. Development Agreement regarding obligations arising from Development Approval and the terms and conditions thereof:

Executed by: Sauk Mountain Village, L.L.C., et al and City of Sedro Woolley, et al
Recording Date: May 7, 2003
Recording No.: 200305070172

19. Development Agreement regarding obligations arising from Development Approval and the terms and conditions thereof:

Executed By: John and Gayle Lange, et al and City of Sedro Woolley, et al
Recording Date: June 9, 2003
Recording No.: 200306090031

The above mentioned Agreement is re-recorded under

Recording No: 200401290098
Recording No: 200402030145
Recording No: 200612210120

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

20. 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 - South - a Planned Residential Development:

Recording No: 200306090032

The Affidavit of Correction and Clarification for the above mentioned Plat Map is recorded under Recording No. 200403020062.

21. 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: June 9, 2003
Recording No.: 200306090033

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 30, 2003
Recording No.: 200306300001

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 28, 2004
Recording No.: 200401280120

22. 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, South Homeowners Association
Recording Date: June 9, 2003
Recording No.: 200306090033

23. Developer's Indemnification Agreement to future owners and the terms and conditions thereof:

Recording Date: June 30, 2003
Recording No.: 200306300002

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

24. Title notification, including the terms, covenants and provisions thereof

Recording Date: August 30, 2004
Recording No.: 200408300289

25. Notice, including the terms, covenants and provisions thereof

Recording Date: October 29, 2004
Recording No.: 200410290140

26. By-Laws of Sauk Mountain View Estates, South, Homeowners Association and the terms and conditions thereof:

Recording Date: May 19, 2015
Recording No.: 201505190051

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

28. 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."

29. Assessments, if any, levied by Sauk Mountain View Estates South Homeowners Association.

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

31. Assessments, if any, levied by Sedro Woolley.

John L. Scott
REAL ESTATE

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 09/23/24
between Roman Bay R ("Buyer")
Buyer
and Keith A Doran ("Seller")
Seller
concerning 1501 Portobello Ave 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.

<small>Authentic Sign</small> <u>Roman Bay</u>	<u>09/23/24</u>	<u>Keith A Doran</u>	<u>09/11/2024</u>
<small>Buyer</small>	<small>Date</small>	<small>Seller</small>	<small>Date</small>
 <small>Buyer</small>	 <small>Date</small>	 <small>Seller</small>	 <small>Date</small>