

When recorded return to:
Zackery Fortier
1541 East Gateway Heights Loop
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20243149
Dec 03 2024
Amount Paid \$7845.00
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.: 620056899

CHICAGO TITLE
620056899

STATUTORY WARRANTY DEED

THE GRANTOR(S) Crystal Sanchez, an unmarried woman and Keith E Simshauser, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Zackery Fortier, an unmarried person

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 24, 'SAUK MOUNTAIN VIEW ESTATES - NORTH

Tax Parcel Number(s): P131069 / 6009-000-000-0024

Subject to:

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

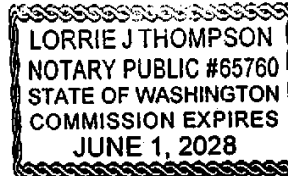
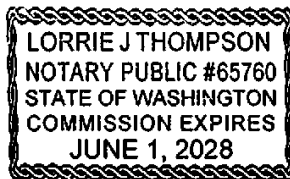
STATUTORY WARRANTY DEED
(continued)Dated: 11/27/2024Crystal Sanchez
Crystal SanchezKeith E Simshauser
Keith E SimshauserState of WashingtonCounty of SKagitThis record was acknowledged before me on November 27, 2024 by Crystal Sanchez.Lorrie J Thompson
(Signature of notary public)Notary Public in and for the State of WashingtonMy appointment expires: 6-1-2028State of WashingtonCounty of SKagitThis record was acknowledged before me on December 2, 2024 by Keith E Simshauser.Lorrie J Thompson
(Signature of notary public)Notary Public in and for the State of WashingtonMy appointment expires: 6-1-2028

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P131069 / 6009-000-000-0024

LOT 24, 'SAUK MOUNTAIN VIEW ESTATES - NORTH - A PLANNED RESIDENTIAL
DEVELOPMENT PHASE IV, RECORDED ON MARCH 12, 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):

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, 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 2Recording No. 00208260142
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. Agreement, including the terms and conditions thereof;

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
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

AMENDED by instrument(s):

Recorded: May 7, 2003
Recording No.: 200305070172

6. Agreement, including the terms and conditions thereof

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
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

AMENDED by instrument(s):

EXHIBIT "B"Exceptions
(continued)

Recorded: April 3, 2000
Recording No: 200403020063

Recorded: December 21, 2006
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
- Executed By: Sauk Mountain View Estates Phase III/IV Homeowners Association et.al
Recording Date: July 18, 2005
Recording No.: 200507180165
9. Agreement, including the terms and conditions thereof:
- By: Dukes Hill LLC
And Between: Grandview Homes LLC et.al
Recorded: July 18, 2005
Recording No: 200507180168
10. Covenants, conditions and restrictions 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
Imposed By: Sauk Mountain View Estates Phase III/IV Homeowners Association et.al

EXHIBIT "B"Exceptions
(continued)

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 :

Recording No: 200508040015

And amended Sauk Mountain View Estates North Phase 3 Lot Line Adjustment:

Recording No: 200601030159

Recording No: 200803070001

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: Plat of Sauk Mountain View Estates North Phase I

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. Agreement and the terms and conditions thereof:

By: City of Sedro Woolley
 And Between: Sauk Mountain Village LLC et al
 Recorded: June 9, 2003
 Recording No: 200306090031
 Providing: Development Agreement
 Affects: Said premises and other property

15. Agreement and the terms and conditions thereof:

By: City of Sedro Woolley

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

And Between: S-W Land Co., LLC et al
Recorded: March 29, 2002
Recording No: 200203290183
Providing: Annexation Agreement
Affects: Said premises and other property

16. Agreement and the terms and conditions thereof:

By: Northwest Pipeline Corporation
And Between: Galen Kindred and Sondra Kindred
Recorded: June 26, 2002
Recording No: 200206260088
Providing: Clearing of trees from pipeline easement

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:

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

EXHIBIT "B"

Exceptions
(continued)

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. Easement Agreement and the terms and conditions thereof:

By and Between: Sauk Mountain Village LLC and City of Sedro Woolley
Recorded: July 18, 2005
Auditor's No.: 200507180166

21. 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."

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:

Between: City of Sedro-Woolley, a Washington Municipal Corporation
And: SW-Land Company, LLC, a Washington Limited Partnership, et al
Dated: January 9, 2002

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

Recorded: 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
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

AMENDED by instrument(s):

Recorded: June 15, 2004
Recording No.: 200406150130

Recorded: April 29, 2005
Recording No.: 200504290152

Recorded: July 18, 2005
Recording No.: 200507180167

Recorded: August 8, 2005

EXHIBIT "B"Exceptions
(continued)

Recording No.: 200508080137

Recorded: September 16, 2005

Recording No.: 200509160050

Recorded: October 26, 2005

Recording No.: 200510260044

Recorded: January 23, 2006

Recording No.: 200601230191

Recorded: May 3, 2006

Recording No.: 200605030049

Affects: Portion of said plat

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. Covenants, conditions and restrictions 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

AMENDED by instrument(s):

Recorded: June 15, 2004

Recording No.: 200406150130

Recorded: April 29, 2005

Recording No.: 200504290152

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

Recorded: July 18, 2005
Recording No.: 200507180167

Recorded: August 8, 2005
Recording No.: 200508080137

Recorded: September 16, 2005
Recording No.: 200509160050

Recorded: October 26, 2005
Recording No.: 200510260044

Affects: Portion of said plat

31. Exceptions and reservations as contained in instrument;

Recorded: February 1, 1907
Recording No.: 60673
Executed By: The Wolverine Company
As Follows: Reserving unto the party of the first part, its successors and assigns all mineral and mineral oils in or under any of said lands whether said mineral or mineral oils are not known, or shall hereafter be discovered; without however, any right of the party of the first part, its successors or assigns, in, to or upon the surface of any of said lands.
Affects: Portion of said plat

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 plat

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

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

Affects: A strip of land 137.5 feet in width, the boundaries of said strip lying 62.5 feet distant

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., a Washington corporation
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::

Recording No: 201203220011

38. Letter and the terms and conditions thereof:

Recording Date: April 10, 2015

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

Recording No.: 201504100237

39. 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 Survey:

Recording No: 201602180008

40. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
41. 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."

42. Assessments, if any, levied by Sedro Woolley.
43. City, county or local improvement district assessments, if any.