

When recorded return to:
Hannah E. Baer
1478 W Gateway Heights Loop
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20251401
May 08 2025
Amount Paid \$9651.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

Chicago Title
Recorded: 245470443

32650 State Route 20, Ste. E 202
Oak Harbor, WA 98277

Escrow No.: 245470443
CT-626058211

STATUTORY WARRANTY DEED

THE GRANTOR(S) Nickalus Lamont Dearing, an unmarried person
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable
consideration
in hand paid, conveys and warrants to Hannah E. Baer, 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 19, SAUK MOUNTAIN VIEW ESTATES NORTH-A PLANNED RESIDENTIAL DEVELOPMENT
PHASE V AND PLAT ALTERATION OF PHASE IV

Tax Parcel Number(s): P133170, 6033-000-019-0000

Subject to:

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

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."

STATUTORY WARRANTY DEED
(continued)

Dated: 5/2/25



Nickalus Lamont Dearing

State of WA
County of Island

This record was acknowledged before me on 5/2/2025 by Nickalus Lamont Dearing.



(Signature of notary public)
Notary Public in and for the State of WA
My commission expires:

KAYLA SKINNER
NOTARY PUBLIC 159571
MY APPOINTMENT EXPIRES 7-21-25



EXHIBIT "A"
Legal Description

LOT 19, SAUK MOUNTAIN VIEW ESTATES NORTH-A PLANNED RESIDENTIAL DEVELOPMENT
PHASE V AND PLAT ALTERATION OF PHASE IV, RECORDED MARCH 18, 2016 UNDER
AUDITOR'S FILE NO. 201603180044, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

EXHIBIT "B"

Exceptions

1. 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."

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: 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.

3. 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

4. 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

5. 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

6. 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

EXHIBIT "B"
Exceptions

7. 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

8. 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

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

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

10. 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
Providing: Annexation Agreement
Affects: Said premises and other property

11. 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
Providing: Clearing of trees from pipeline easement

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

12. 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

13. 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 rec-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

EXHIBIT "B"
Exceptions

14. 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.

15. 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

16. 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

17. 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
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

18. 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

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: May 9, 2003
Recording No.: 200305090002

EXHIBIT "B"
Exceptions

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

20. 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
 Providing: Development Agreement
 Affects: Said premises and other property

21. 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 on Sauk Mountain View Estate - North a Planned Residential Development Phase 2:

Recording No.: 200401290095

22. 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

23. 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

said document is a re-recording under Recording No.: 200401290096

24. 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: 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

EXHIBIT "B"
Exceptions

Recording No.: 200401290098

Amended by instrument(s):
Recorded: April 3, 2000 and December 21, 2006
Recording No.: 200403020063
Recording No.: 200612210120

25. 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

26. 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

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 12, 2016
Recording No.: 201602120044

27. 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
Recording Date: July 18, 2005
Recording No.: 200507180165

28. 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

29. Agreement and the terms and conditions thereof:

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

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 Sauk Mountain View Estates North Phase 3:

Recording No: 200508040015

EXHIBIT "B"
Exceptions

31. 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 Amended Sauk Mountain View Estates North Phase 3 Lot Line Adjustment:

Recording No.: 200601030159

32. 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
Affects: Portion of said premises

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

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

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

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

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

Recording No.: 201203220011

36. 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: February 12, 2016
Recording No.: 201602120044

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 Survey:

EXHIBIT "B"
Exceptions

Recording No: 201602180008

38. 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 V and Plat Alteration of Phase IV :

Recording No: 201603180044

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: 201803090042

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