

**When recorded return to:**  
Madison D Bergman and Colten Bergman  
805 Cultus Mountain Drive  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20252215  
Jul 15 2025  
Amount Paid \$8761.00  
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.: 620059444

**CHICAGO TITLE**  
620059444

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Bonnie Marie Pullman, an unmarried person, as a 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 Madison D Bergman and Colten Bergman, a married couple

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 10, AMENDED PLAT OF MOUNTAIN VIEW ESTATES

Tax Parcel Number(s): P90621 / 4539-000-010-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: July 14, 2025

Bonnie Marie Pullman  
Bonnie Marie Pullman

State of Washington  
County of Skagit

This record was acknowledged before me on July 14, 2025 by Bonnie Marie Pullman.

Jana K Quinn  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 06/29/2027



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P90621 / 4539-000-010-0000**

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LOT 10, AMENDED PLAT OF MOUNTAIN VIEW ESTATES, AS PER PLAT RECORDED IN VOLUME 14 OF PLATS AT PAGE 198, IN THE RECORDS OF SKAGIT COUNTY, STATE OF 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 granted in a document:
 

Granted to: Drainage District No. 14  
Purpose: Drainage ditch purposes  
Recording Date: February 26, 1935  
Recording No.: 267764  
Affects: Portion of said premises
  
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 

Granted to: Cascade Natural Gas  
Purpose: Construct, maintain and operate pipeline  
Recording Date: December 17, 1956  
Recording No.: 545339  
Affects: Portion of said premises
  
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 

Granted to: Cascade Natural Gas Corp.  
Purpose: Construct, operation and maintenance of pipeline  
Recording Date: October 27, 1982  
Recording No.: 8210270042  
Affects: Portion of said premises
  
4. 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 Mountain View Estates:
 

Recording No: 9006120025
  
5. 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: November 21, 1990  
Recording No.: 9011210045

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

6. Liens and charges as set forth in the above mentioned declaration,

Payable to: Mountain View Estates Homeowners Association

7. 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."

8. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year:	2025
Tax Account No.:	P90621 / 4539-000-010-0000
Levy Code:	0935
Assessed Value-Land:	\$185,400.00
Assessed Value-Improvements:	\$296,100.00

## General and Special Taxes:

Billed:	\$4,452.16
Paid:	\$2,207.09
Unpaid:	\$2,245.07

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

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