

When recorded return to:
Eric Knapp and Kimberly Knapp
1422 Portobello Avenue
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620060039

CHICAGO TITLE
620060039

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20253391

Oct 16 2025

Amount Paid \$9099.20

Skagit County Treasurer

By BELEN MARTINEZ Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Victoria M Griffin and Sean Griffin, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Eric Knapp and Kimberly Knapp, 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 1, AMENDED SAUK MOUNTAIN VIEW ESTATES NORTH A PLANNED RESIDENTIAL
DEVELOPMENT PHASE 3, LOT LINE ADJUSTMENT, REC NO. 200803070019

Tax Parcel Number(s): P123088 / 4865-000-001-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: October 14, 2025

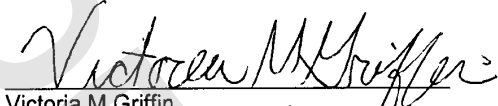
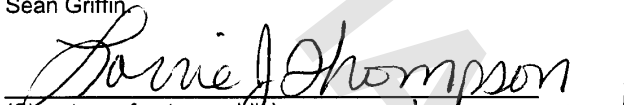
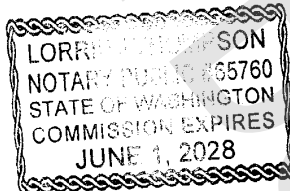

Victoria M Griffin
Sean GriffinState of Washington
County of SKagitThis record was acknowledged before me on October 14, 2025 by Victoria M Griffin and Sean Griffin.
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P123088 / 4865-000-001-0000

LOT 1 OF AMENDED SAUK MOUNTAIN VIEW ESTATES NORTH A PLANNED RESIDENTIAL DEVELOPMENT PHASE 3, LOT LINE ADJUSTMENT, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 7, 2008, UNDER AUDITOR'S FILE NO. 200803070019, 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 granted in a document:

Granted to: Puget Sound Energy, Inc., a Washington corporation
 Purpose: Electric transmission and/or distribution line
 Recording Date: April 7, 2003
 Recording No.: 200304070119
 Affects: As described

2. Development Agreement and the terms and conditions thereof:

Recording Date: May 7, 2003
 Recording No.: 200305070171

Said instrument is a re-recording of instrument recorded under Auditor's File No. 200303260180.

Amended by document recorded under Auditor's File No. 200305070172.

Also amended by document recorded under Auditor's File No. 200306090031.

3. 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 A PLANNED:

Recording No: 200401290095

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 SAUK MOUNTAIN VIEW ESTATES NORTH A PLANNED RESIDENTIAL DEVELOPMENT PHASE 3, adjustment and Amended:

Recording No: 200508040015
 Recording No: 200601030159

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

Granted to: City of Sedro Wolley

EXHIBIT "B"Exceptions
(continued)

Purpose: Sewer Line
Recording Date: January 29, 2004
Recording No.: 200401290097
Affects: As described

6. Agreement and the terms and conditions thereof:

Executed by: Sauk Mountain Village, L.L.C., et al and City of Sedro Woolley, et al
Recording No.: 200305070171
Recording No.: 200305070172
Recording No.: 200306090031
Recording No.: 200306300001
Recording No.: 200402030145

7. 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

8. Agreement and the terms and conditions thereof:

Executed by: Grandview Homes, LLC
Recording Date: April 14, 2010
Recording No.: 201004140048

9. 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 North-Phase III/IV and or III/IV/V
Homeowners Association

EXHIBIT "B"Exceptions
(continued)

10. 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 A PLANNED RESIDENTIAL DEVELOPMENT PHASE 3, LOT LINE ADJUSTMENT:
- Recording No: 200803070019
11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
12. 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."
13. 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.: | P123088 / 4865-000-001-0000 |
| Levy Code: | 0935 |
| Assessed Value-Land: | \$170,100.00 |
| Assessed Value-Improvements: | \$346,000.00 |
| General and Special Taxes: | |
| Billed: | \$4,766.35 |

EXHIBIT "B"Exceptions
(continued)

Paid:	\$4,766.35
Unpaid:	\$0.00

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