

**When recorded return to:**  
Katherine Brux and Oliver Brux  
1537 E Gateway Heights Loop  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20260289  
Feb 03 2026  
Amount Paid \$8672.00  
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.: 620061032

**CHICAGO TITLE**  
*620061032*

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Michael Splain, an unmarried person and Karen Savidge, an unmarried person for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Oliver Brux and Katherine Brux, 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 22, SAUK MOUNTAIN VIEW ESTATES - NORTH - A PLANNED RESIDENTIAL DEVELOPMENT - PH IV, REC NO. 201203220011

Tax Parcel Number(s): P131067 / 6009-000-000-0022

Subject to:

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

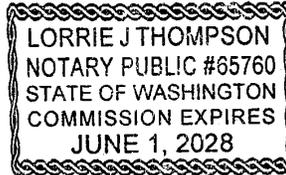
STATUTORY WARRANTY DEED

(continued)

Dated: 1-30-26

[Signature]  
Michael Splain

[Signature]  
Karen Savidge



State of Washington  
County of SKAGIT

This record was acknowledged before me on 1-30-2026 by Michael Splain.

[Signature]  
(Signature of notary public)

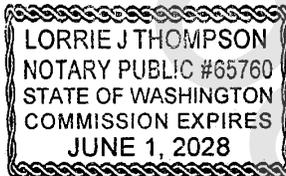
Notary Public in and for the State of Washington  
My commission expires: 6-1-2028

State of Washington  
County of SKAGIT

This record was acknowledged before me on 1-30-2026 by Karen Savidge.

[Signature]  
(Signature of notary public)

Notary Public in and for the State of Washington  
My commission expires: 6-1-2028



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P131067 / 6009-000-000-0022**

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LOT 22, SAUK MOUNTAIN VIEW ESTATES - NORTH - A PLANNED RESIDENTIAL DEVELOPMENT - PHASE IV, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 22, 2012 UNDER RECORDING NO. 201203220011, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: September 13, 1956  
 Recording No.: 541527, records of Skagit County, Washington  
 In favor of: Pacific Northwest Pipeline Corp.  
 For: Pipeline  
 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

2. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: September 13, 1956  
 Recording No.: 541747, records of Skagit County, Washington  
 In favor of: Pacific Northwest Pipeline Corp.  
 For: Pipeline  
 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, records of Skagit County, Washington

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 Recording No.: 200208260142  
 Providing: Clearing of trees from pipeline easement

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

4. Easement, including the terms and conditions thereof, established by instrument(s);

Recorded: July 2, 2002  
 Recording No.: 200207020123, records of Skagit County, Washington  
 In favor of: Northwest Pipeline Corp.  
 For: Pipelines

**EXHIBIT "B"**

Exceptions  
(continued)

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; entered into;

By: City of Sedro Woolley  
And Between: Dukes Hill, L.L.C. a Washington limited liability company - et al  
Recorded: May 7, 2003  
Recording No.: 200305070171, records of Skagit County, Washington  
Providing: Development Agreement

Said instrument is a re-recording of instrument (s);  
Recorded: March 26, 2003  
Recording No.: 200303260180, records of Skagit County, Washington

AMENDED by instrument(s):  
Recorded: May 7, 2003  
Recording No.: 200305070172, records of Skagit County, Washington

6. Agreement, including the terms and conditions thereof; entered into;

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, records of Skagit County, Washington  
Providing: Development Agreement regarding obligations arising from Development Approval

Said instrument is a re-recording of instrument (s);  
Recorded: January 29, 2004  
Recording No.: 200401290098, records of Skagit County, Washington

AMENDED by instrument(s):  
Recorded: April 3, 2000 and December 21, 2006  
Recording No.: 200403020063 and Recording No.: 200612210120, records of Skagit County, Washington

7. Easement, including the terms and conditions thereof, granted by instrument;

Recorded: April 7, 2003  
Recording No.: 200304070119, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Underground electric system, together with necessary appurtenances  
Affects: Said premises and other property

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

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

Recorded: July 18, 2005  
Recording No.: 200507180165, records of Skagit County, Washington

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 17, 2015  
Recording No.: 201503170063

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 Phase III/IV Homeowners Association  
Recorded: July 18, 2005  
Recording No.: 200507180165

10. Agreement, including the terms and conditions thereof; entered into;

By: Dukes Hill LLC  
And Between: Grandview Homes LLC etal  
Recorded: July 18, 2005  
Recording No.: 200507180168, records of Skagit County, Washington

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 - a Planned Residential Development Phase 3:

Recording No: 200508040015

12. 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

**EXHIBIT "B"**

Exceptions  
(continued)

law, as set forth on the Plat of Sauk Mountain View Estates - North - a Planned Residential Development Phase 3 Lot Line Adjustment:

Recording No: 200601030159

Amendment recorded under recording no. 200803070019

13. Easement, including the terms and conditions thereof, granted by instrument(s);
- Recorded: November 5, 1985  
 Recording No: 8511050073, records of Skagit County, Washington  
 In favor of: Puget Sound Power & Light Company  
 For: Electric transmission and/or distribution line, together with necessary appurtenance  
 Affects: Plat of Sauk Mountain View Estates North Phase I
14. Easement, including the terms and conditions thereof, granted by instrument(s);
- Recorded: October 17, 2002  
 Recording No: 200210170076, records of Skagit County, Washington  
 In favor of: Puget Sound Power & Light Company  
 For: Electric transmission and/or distribution line, together with necessary appurtenances  
 Affects: Plat of Sauk Mountain View Estates North Phase I
15. Agreement, including the terms and conditions thereof; entered into;
- By: City of Sedro Woolley  
 And Between: Sauk Mountain Village LLC et al  
 Recorded: June 9, 2003  
 Recording No: 200306090031, records of Skagit County, Washington  
 Providing: Development Agreement
16. Agreement, including the terms and conditions thereof; entered into;
- By: City of Sedro Woolley  
 And Between: S-W Land Co., LLC et al  
 Recorded: March 29, 2002  
 Recording No: 200203290183, records of Skagit County, Washington  
 Providing: Annexation Agreement
17. Agreement, including the terms and conditions thereof; entered into;
- By: Northwest Pipeline Corporation  
 And Between: Galen Kindred and Sondra Kindred  
 Recorded: June 26, 2002  
 Recording No: 200206260088, records of Skagit County, Washington

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

Providing: Clearing of trees from pipeline easement

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

18. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: June 26, 2002  
 Recording No: 200206260089, records of Skagit County, Washington  
 In favor of: Northwest Pipeline Corporation  
 For: Pipelines  
 Affects: Portion of said premises

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

19. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: January 21, 2005  
 Recording No: 200501210100, records of Skagit County, Washington  
 In favor of: Sauk Mountain Village, LLC  
 For: Ingress, egress and utilities  
 Affects: Portion of said premises

20. 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

Recorded: July 18, 2005  
 Recording No: 200507180165, records of Skagit County, Washington

21. Agreement and Easement, including the terms and conditions thereof; entered into;

By and Between: Sauk Mountain Village LLC and City of Sedro Woolley  
 Recorded: July 18, 2005  
 Recording No: 200507180166, records of Skagit County, Washington

22. 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

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

- said premises."
23. 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
24. Terms and conditions of City of Sedro-Woolley Ordinance No. 1418-02 as recorded March 29, 2002, under Auditor's File No. 200203290182
25. 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  
 Recorded: April 2, 2002  
 Recording No: 200204020058
26. 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
27. Adjacent Properties Development Agreement and the terms and conditions thereof:
- Recording Date: April 14, 2010  
 Recording No.: 201004140048
28. Adjacent Properties Development Agreement and the terms and conditions thereof:
- Recording Date: May 4, 2010  
 Recording No.: 201005040070

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

29. 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

Recorded: May 9, 2003  
Recording No: 200305090002

## 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

30. 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: Wildflower Homeowner's Association  
Recorded: May 9, 2003  
Recording No: 200305090002

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 the Plat of Sauk Mountain View Estates North - Phase 1 - Wildflower:

Recording No: 200305090001

32. Exceptions and reservations as contained in instrument;

Recorded: February 1, 1907  
Recording No: 60673, records of Skagit County, Washington  
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

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

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.

33. Easement, including the terms and conditions thereof, granted by instrument(s);
- Recorded: July 17, 1946  
 Recording No: 394047, records of Skagit County, Washington  
 In favor of: United States of America  
 For: Electric transmission and/or distribution line, together with necessary appurtenances  
 Affects: A strip of land 125 feet in width, the boundaries of said strip lying 62.5 feet distant from, on each side of, and parallel to the survey line of the Arlington-Bellingham transmission line as now located and staked  
 Affects: Portion of said plat
34. Easement, including the terms and conditions thereof, granted by instrument(s);
- Recorded: August 7, 1963  
 Recording No: 639321, records of Skagit County, Washington  
 In favor of: United States of America  
 For: Electric transmission and/or distribution line, together with necessary appurtenances  
 Affects: A strip of land 137.5 feet in width, the boundaries of said strip lying 62.5 feet distant Easterly from and 75 feet distant Westerly from, and parallel with said survey line for the Snohomish-Blaine No. 1 Transmission line, as said Survey line being now located and staked  
 Affects: Portion of said plat
35. 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
- Recorded: February 3, 2004  
 Recording No: 200402030144, records of Skagit County, Washington  
 Executed By: Dukes Hill, L.L.C.
- Said document is a re-recording of Recording No: 200401290096.
36. Easement, including the terms and conditions thereof, granted by instrument;
- Recorded: February 2, 2004  
 Recording No: 200402020108, records of Skagit County, Washington  
 In favor of: Puget Sound Power & Light Company  
 For: Underground electric system, together with necessary appurtenances

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

Affects:

Easement No. 1:

All street, alley and road rights-of-way and access easements as now or hereafter designed, platted, and/or constructed within the above described property, (When said streets and roads are dedicated to the public, this clause shall become null and void.)

Easement No. 2:

A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street, alley and road rights-of-way.

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 2:

Recording No: 200401290095

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 IV:

Recording No: 201203220011

39. Letter and the terms and conditions thereof:

Recording Date: April 10, 2015  
Recording No.: 201504100240  
Regarding: Rental time change to Jan 1, 2027

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:

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

"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 Sauk Mountain Maintenance Association.
43. Assessments, if any, levied by Sedro Woolley.
44. City, county or local improvement district assessments, if any.



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 January 10, 2026  
between Katherine Brux Oliver Brux ("Buyer")  
Buyer Buyer  
and Michael Splain Karen Savidge ("Seller")  
Seller Seller  
concerning 1537 E Gateway Heights Loop 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.

AuthentisIGN  
Katherine Brux 01/10/2026  
Buyer Date  
AuthentisIGN  
Oliver Brux 01/10/2026  
Buyer Date

AuthentisIGN  
Michael Splain 01/10/26  
Seller Date  
AuthentisIGN  
Karen Savidge 01/10/26  
Seller Date