

202605270160

05/27/2026 02:59 PM Pages: 1 of 12 Fees: \$314.50
Skagit County Auditor, WA

When recorded return to:
Jacob Taylor Smith
1240 Arrezo Drive
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20261590
May 27 2026
Amount Paid \$8003.40
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

Chicago Title
620061608

Escrow No.: 620061608

STATUTORY WARRANTY DEED

THE GRANTOR(S) Eric Johansen, an unmarried person and Madison Merz, 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 Jacob Taylor Smith, a single person and Ashley Altringer, a single person

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 16, SAUK MOUNTAIN VIEW ESTATES SOUTH - A PLANNED RESIDENTIAL DEVELOPMENT PHASE 3, ACCORDING TO THE PLAT THEREOF RECORDED MAY 26, 2005, UNDER AUDITOR'S FILE NO. 200505260107, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P122930 / 4860-000-016-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 5/14/26

[Signature]
Eric Johansen

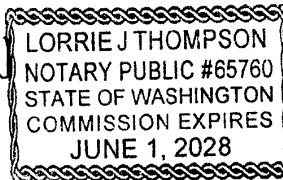
[Signature]
Madison Merz

State of Washington

County of SKagit

This record was acknowledged before me on May 14, 2026 by Eric Johansen.

[Signature]
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028



State of Washington

County of SKagit

This record was acknowledged before me on May 14, 2026 by Madison Merz.

[Signature]
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

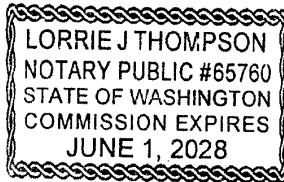


EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: February 26, 1935
Recording No.: 267764, records of Skagit County, Washington
In favor of: Drainage District No. 14 of Skagit County Washington
For: Right of way for drainage ditch purposes. Together with right of ingress and egress
Affects: Portion in the Southwest Quarter of the Northeast Quarter and other property
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 20, 1945
Recording No.: 381240, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company, a Massachusetts corporation
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Portion in Southeast Quarter of the Northwest Quarter
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 6, 1946 and July 17, 1946
Recording No.: 392628 and
Recording No.: 394047, records of Skagit County, Washington
In favor of: The United States of America
For: One or more lines of electric power transmission structures and appurtenant signal lines
Affects: A strip of land 125.0 feet in width, the boundaries of said strip lying 62.5 feet distant from, on each side of, and parallel with the survey line of the Arlington-Bellingham Transmission line as now located and staked
4. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: September 14, 1956
Recording No.: 541476, records of Skagit County, Washington
In favor of: Pacific Northwest Pipeline Corporation, a Delaware corporation
For: Constructing, maintaining, etc. pipeline or pipelines
Affects: Portion in the Southwest Quarter of the Northeast Quarter and other property
5. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: November 26, 1956
Recording No.: 544543, records of Skagit County, Washington
In favor of: Cascade Natural Gas Corporation
For: Constructing, maintaining, etc. Pipeline or pipelines

EXHIBIT "A"Exceptions
(continued)

Affects: Portion in the Southwest Quarter of the Northeast Quarter and other property

Said instrument was corrected by instrument dated August 3, 1957, and recorded September 9, 1957, under Recording No.: 555867, records of Skagit County, Washington.

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

Recorded: June 19, 1963
 Recording No.: 637410, records of Skagit County, Washington
 In favor of: United States of America
 For: Electric transmission and/or distribution line, together with necessary appurtenances
 Affects: Portion lying within a strip of land 137.5 feet in width and lying on the Northeasterly side of, running parallel with and adjoining the existing 125 foot right of way of the Bonneville Power Administration's Arlington-Bellingham transmission line

7. 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: The United States of America
 For: One or more lines of electric power transmission structures and appurtenant signal lines
 Affects: A strip of land 137.5 feet in width, the boundaries of said strip lying 62.5 feet distant Easterly from and 75.0 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

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

Recorded: January 30, 1969
 Recording No.: 722786, 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 262.5 feet in width, lying 75 feet Northeasterly from and 187.5 feet Southwesterly from and parallel with the survey line of the Bonneville Power Administration's Snohomish-Blaine No. 1 transmission line.

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

Recorded: November 5, 1979
 Recording No.: 7911050071, records of Skagit County, Washington
 In favor of: Present and future owners of land
 For: Ingress, egress and utilities

EXHIBIT "A"Exceptions
(continued)

- Affects: A 60-foot strip of land in the portion of the Southeast Quarter of the Northwest Quarter
10. Easement, including the terms and conditions thereof, granted by instrument(s);
- Recorded: April 18, 1990
Recording No.: 9004180059, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company, a Washington corporation
For: Electric transmission and/or distribution line, together with necessary appurtenances
11. Easement, including the terms and conditions thereof, created by instrument(s);
- Recorded: July 5, 2002
Recording No.: 200207050100, records of Skagit County, Washington
In favor of: Northwest Pipeline Corporation
For: Pipeline and related rights
Affects: Portion of the Northeast Quarter
12. Easement, including the terms and conditions thereof, created by instrument(s);
- Recorded: July 25, 2002
Recording No.: 200207250019, records of Skagit County, Washington
In favor of: John A. Lange and Gayle Lange, husband and wife
For: Utilities, Drainage, Sewer lines, etc.
Affects: Said premises and other property
13. Easement, including the terms and conditions thereof, granted by instrument(s);
- Recorded: April 7, 2003
Recording No.: 200304070119, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc., a Washington corporation
For: Electric transmission and/or distribution line, together with necessary appurtenances
14. Agreement, including the terms and conditions thereof; entered into;
- By: Mildred Hutchens and Betty Bolton
And Between: T.N.T. Construction, Inc.
Recorded: June 11, 1980
Recording No.: 8006110010, records of Skagit County, Washington
Providing: Usage of access road
15. Agreement, including the terms and conditions thereof; entered into;
- By: Northwest Pipeline Corporation

EXHIBIT "A"Exceptions
(continued)

And Between: John A. Lange and Gayle Lange
Recorded: October 10, 2001
Recording No.: 200110100109, records of Skagit County, Washington
Providing: Authorization for specific encroachment
Affects: Portion in the Southwest Quarter of the Northeast Quarter

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

By: John A. Lange and Joy G. Lange
And Between: North County Bank
Recorded: January 22, 2002
Recording No.: 200201220096, records of Skagit County, Washington
Providing: Hazardous Substances Agreement
Affects: Said premises and other property

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

By: City of Sedro-Woolley, a Washington Municipal Corporation
And Between: SW-Land Company, LLC, a Washington Limited Partnership, et al
Recorded: April 2, 2002
Recording No.: 200204020058, records of Skagit County, Washington

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

By: City of Sedro Woolley, a Washington municipal corporation, et al
And Between: City of Sedro Woolley, a Washington municipal corporation, et al
Recorded: May 7, 2003
Auditor's No. 200305070171, records of Skagit County, Washington
Providing: Development conditions and provisions

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

By: Sauk Mountain Village, L.L.C., a Washington Limited Partnership, et al
And Between: City of Sedro Woolley, a Washington municipal corporation, et al
Recorded: May 7, 2003
Recording No.: 200305070172, records of Skagit County, Washington
Providing: Development conditions and provisions

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

By: John and Gayle Lange, husband and wife, et al
And Between: City of Sedro Woolley, a Washington municipal corporation, et al
Recorded: June 9, 2003

EXHIBIT "A"

Exceptions
(continued)

Recording No.: 200306090031, records of Skagit County, Washington
Providing: Development conditions and provisions

AMENDED by instrument(s):

Recorded: June 30, 2003
Recording No.: 200306300001, records of Skagit County, Washington

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

By: City of Sedro Woolley, a Washington municipal corporation
And Between: Dukes Hill, L.L.C. a Washington limited liability company, et al
Recorded: January 29, 2004
Recording No.: 200401290098, records of Skagit County, Washington
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: February 3, 2004
Recording No.: 200402030145, records of Skagit County, Washington

22. 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 SOUTH A PLANNED RESIDENTIAL DEVELOPMENT:

Recording No: 200306090032

23. 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 SOUTH A PLANNED RESIDENTIAL DEVELOPMENT PHASE 3:

Recording No: 200505260107

EXHIBIT "A"Exceptions
(continued)

24. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed

From: The Wolverine Company
Recorded: June 28, 1908
Recording No.: Volume 68 of Deeds, page 357, records of Skagit County, Washington
To: Frank Benecke and Marie Benecke, husband and wife
As Follows: Excepting however, from the operation of this deed and reserving unto the said party of the first party, its successors and assigns, all mineral and mineral oils in or under any of said lands, whether said minerals or mineral oils are now known, or part of the first part, its successors or assigns, in, to or upon the surface of any of said lands.
Affects: Portion lying within Southwest Quarter of the Northeast Quarter

25. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed

Recorded: July 28, 1908
Auditor's No.: 68626, records of Skagit County, Washington
Executed By: The Wolvering Company
Affects: Portion in the Southwest Quarter of the Northeast Quarter
As Follows: Excepting and reserving unto grantor, its successors and assigns, all mineral and mineral oils in, or under any of said lands, whether said mineral or mineral oils are now known, or shall hereafter be discovered; without however any right in, to or upon the surface of any of said lands

26. Exceptions and reservations as contained in Deed;

From: C.A. Wicker, a bachelor
Recorded: September 26, 1912
Recording No.: 93017, records of Skagit County, Washington
As Follows:

Excepting and reserving all minerals, oils, gases and fossils in or upon said premises and the right to enter said premises for any purpose incidental to the prospecting, mining, or extracting the same from said premises, provided, however, that the said party of the second part, his heirs, administrators and assigns shall be compensated for all damage done to the surface and soil of said land, and the improvements thereon.

EXHIBIT "A"Exceptions
(continued)

27. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed

From: Skagit Realty Company
 Recorded: October 23, 1915
 Auditor's No.: 110291, records of Skagit County, Washington
 Affects: Portion in the Southeast Quarter of the Northwest Quarter
 As Follows: Excepting and reserving, however, all mineral and mineral oils in or under any of said land, without, however, any right in, to or upon the surface of any of said land

28. Exceptions and reservations as contained in instrument;

Recorded: July 31, 1968
 Recording No.: 716483, records of Skagit County, Washington
 From: Northern Pacific Railway Company, a corporation
 Affects: A portion of subject property

29. Terms, conditions, and restrictions of that instrument entitled City of Sedro-Woolley Ordinance No. 1418-02;

Recorded: March 29, 2002
 Recording No.: 200203290182, records of Skagit County, Washington

30. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;

Recorded: June 9, 2003
 Recording No.: 200306090033, records of Skagit County, Washington
 Executed By: John and Gayle Lange

AMENDED by instrument(s):

Recorded: June 30, 2003
 Recording No.: 200306300001, records of Skagit County, Washington

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 19, 2015
 Recording No.: 201505190051

EXHIBIT "A"Exceptions
(continued)

31. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
 Recorded: June 9, 2003
 Auditor's No(s): 200306090033, records of Skagit County, Washington
 Imposed By: Sauk Mt. View Estates South Homeowners Association
- AMENDED by instrument(s):
 Recorded: June 30, 2003
 Auditor's No(s): 200306300001, records of Skagit County, Washington
32. Terms, conditions, and restrictions of that instrument entitled Skagit County Right to Farm Disclosure;
 Recorded: March 16, 2006
 Recording No.: 200603160148, records of Skagit County, Washington
33. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Granted to: DB Johnson Construction, Inc.
 Purpose: Drainage
 Recording Date: October 27, 2006
 Recording No.: 200610270089
 Affects: A portion of said premises
34. 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."
35. Reservations and exceptions in United States Patents or in Acts authorizing the issuance

EXHIBIT "A"

Exceptions
(continued)

thereof; Indian treaty or aboriginal rights.

36. Assessments, if any, levied by Sedro Woolley.
37. 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**

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 4/4/2026
between Jacob Smith Ashley Altinger ("Buyer")
Buyer Buyer
and Eric Johansen ("Seller")
Seller Seller
concerning 1240 Arrezo Dr 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.

Authenticate
Jacob Smith 04/04/26
Buyer Date

Authenticate
Ashley Altringer 04/04/26
Buyer Date

[Signature] 3/19/26
Seller Date

Seller Date