

When recorded return to:
Brittany J. Marsh
1257 Arrezo Drive
Sedro Woolley, WA 98284



201410240003

20143993
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Skagit County Auditor \$77.00
10/24/2014 Page 1 of 6 8:45AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620022490

OCT 24 2014
Amount Paid \$ 4010.00
By Skagit Co. Treasurer Deputy
MF

CHICAGO TITLE
620022490

STATUTORY WARRANTY DEED

THE GRANTOR(S) MLEEK, LLC, a Washington limited liability company
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Brittany J. Marsh, an unmarried person
the following described real estate, situated in the County of Skagit, State of Washington:

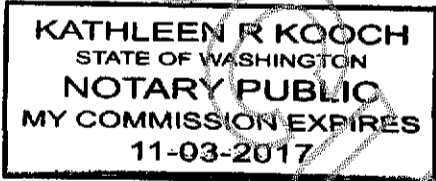
Lot 37, Sauk Mountain View Estates South - a Planned Residential Development Phase 3,
according to the plat thereof, recorded May 26, 2005, under Auditor's File No. 200505260107,
records of Skagit County, Washington.

Situate in Skagit County, Washington.
Abbreviated Legal: (Required if full legal not inserted above.)
Tax Parcel Number(s): P122951, 4860-000-037-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620022490, Schedule B, Special Exceptions; and Skagit County Right
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: October 21, 2014

MLEEK, LLC
BY: [Signature]
Michael Kooy, Manager



State of Washington
County of Whatcom

I certify that I know or have satisfactory evidence that Michael Kooy

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they)
signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and
acknowledged it as the Manager of MLEEK, LLC to be the free and voluntary act of such party for the
uses and purposes mentioned in the instrument.

Dated: 10-22-14

[Signature]
Name: Kathleen R Kooch
Notary Public in and for the State of WA
Residing at: Bellingham WA
My appointment expires: 11-3-17

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);
 Recorded: February 26, 1935
 Auditor's No(s): 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
 Auditor's No(s): 381240, 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: 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
 Auditor's No(s): 392628 and 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: November 26, 1956
 Auditor's No(s): 544543, records of Skagit County, Washington
 In favor of: Cascade Natural Gas Corporation
 For: Constructing, maintaining, etc. Pipeline or pipelines
 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 Auditor's File No. 555867, records of Skagit County, Washington.

5. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: June 19, 1963
 Auditor's No(s): 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

6. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: August 7, 1963
 Auditor's No(s): 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

7. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: January 30, 1969
 Auditor's No(s): 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



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SCHEDULE "B"

**Exceptions
(continued)**

197.5 feet
Bonneville Power
transmission line.

Southwesterly from and parallel with the survey line of the
Administration's Snohomish-Blaine No. 1

- 8. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 5, 1979
Auditor's No(s): 7911050071, records of Skagit County, Washington
In favor of: Present and future owners of land
For: Ingress, egress and utilities
Affects: A 60-foot strip of land in the portion of the Southeast Quarter of the Northwest Quarter

- 9. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: April 18, 1990
Auditor's No(s): 9004180059, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

- 10. Easement, including the terms and conditions thereof, created by instrument(s);
Recorded: July 5, 2002
Auditor's No(s): 200207050100, records of Skagit County, Washington
In favor of: Northwest Pipeline Corporation
For: Pipeline and related rights
Affects: Portion of the Northeast Quarter

- 11. Easement, including the terms and conditions thereof, created by instrument(s);
Recorded: July 25, 2002
Auditor's No(s): 200207250019, records of Skagit County, Washington
In favor of: John A. Lange and Gayle Lange
For: Utilities, Drainage, Sewer lines, etc.
Affects: Said premises and other property

- 12. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: April 7, 2003
Auditor's No(s): 200304070119, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc
For: Electric transmission and/or distribution line, together with necessary appurtenances

- 13. Agreement, including the terms and conditions thereof, entered into;
By: Betty Bolton
And Between: TNT Construction, Inc.
Recorded: June 11, 1980
Auditor's No. 8006110010, records of Skagit County, Washington
Providing: Usage of access road

- 14. Agreement, including the terms and conditions thereof, entered into;
By: Northwest Pipeline Corporation
And Between: John A. Lange and Gayle Lange
Recorded: October 10, 2001
Auditor's No. 200110100109, records of Skagit County, Washington
Providing: Authorization for specific encroachment
Affects: Portion in the Southwest Quarter of the Northeast Quarter

- 15. 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
Auditor's No. 200201220096, records of Skagit County, Washington
Providing: Hazardous Substances Agreement
Affects: Said premises and other property

- 16. 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



SCHEDULE "B"

Exceptions (continued)

- Recorded: April 2, 2002
Auditor's No.: 200204020058, records of Skagit County, Washington
17. Agreement, including the terms and conditions thereof, entered into;
By: City of Sedro Woolley, et al
And Between: City of Sedro Woolley, et al
Recorded: May 7, 2003
Auditor's No.: 200305070171, records of Skagit County, Washington
Providing: Development conditions and provisions
18. Agreement, including the terms and conditions thereof, entered into;
By: Sauk Mountain Village, L.L.C., et al
And Between: City of Sedro Woolley, et al
Recorded: May 7, 2003
Auditor's No.: 200305070172, records of Skagit County, Washington
Providing: Development conditions and provisions
19. Agreement, including the terms and conditions thereof, entered into;
By: John and Gayle Lange, et al
And Between: City of Sedro Woolley, et al
Recorded: June 9, 2003
Auditor's No.: 200306090031, records of Skagit County, Washington
Providing: Development conditions and provisions
AMENDED by instrument(s):
Recorded: June 30, 2003
Auditor's No(s): 200306300001, records of Skagit County, Washington
20. 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: January 29, 2004
Auditor's 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 2, 2004
Auditor's File No(s): 200402030145, records of Skagit County, Washington
21. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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
22. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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
23. 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
Auditor's No.: Volume 68 of Deeds, page 357, records of Skagit County, Washington
To: Frank Benecke and Marie Benecke, husband and wife



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SCHEDULE "B"

Exceptions (continued)

- 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 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
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
Recorded: July 28, 1908
Auditor's No.: 68626, records of Skagit County, Washington
Executed By: The Wolverine 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
25. Exceptions and reservations as contained in Deed;
From: C.A. Wicker, a bachelor
Recorded: September 26, 1912
Auditor's 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.
26. 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
27. Exceptions and reservations as contained in instrument;
Recorded: July 31, 1968
Auditor's No.: 716483, records of Skagit County, Washington
From: Northern Pacific Railway Company, a corporation
Affects: A portion of subject property
28. Terms, conditions, and restrictions of that instrument entitled City of Sedro-Woolley Ordinance No. 1418-02;
Recorded: March 29, 2002
Auditor's No(s): 200203290182, records of Skagit County, Washington
29. 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
Auditor's No(s): 200306090033, records of Skagit County, Washington
Executed By: John and Gayle Lange



SCHEDULE "B"

Exceptions
(continued)

- AMENDED by instrument(s):
Recorded: June 30, 2003
Auditor's No(s): 200306300001, records of Skagit County, Washington
30. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 20, 2005
Auditor's No(s): 200507200156, records of Skagit County, Washington
In favor of: John Lange and Gayle Lange, their heirs and all future owners,
successors or assigns
For: Drainage
31. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 20, 2005
Auditor's No(s): 200507200157, records of Skagit County, Washington
In favor of: John Lange and Gayle Lange, their heirs and all future owners,
successors or assigns
For: Drainage
32. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 20, 2005
Auditor's No(s): 200507200158 and 200507200159, records of Skagit County, Washington
In favor of: John Lange and Gayle Lange, their heirs and all future owners,
successors or assigns
For: Grading
33. Terms, conditions, and restrictions of that instrument entitled Skagit County Right to Farm
Disclosure;
Recorded: August 2, 2006
Auditor's No(s): 200608020148, records of Skagit County, Washington
34. City, county or local improvement district assessments, if any.
35. Assessments, if any, levied by Sauk Mountain View Estates South Homeowner's Association.
36. Assessments, if any, levied by City of Sedro-Woolley.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.

SKAGIT COUNTY RIGHT TO FARM ORDINANCE

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.



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