

When recorded return to:
Paul Woodmansee and LeAnn Woodmansee
337 Barry Loop
Mount Vernon, WA 98274



Skagit County Auditor \$83.00
4/10/2015 Page 1 of 12 3:38PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620023470

Land Title
151733-0

STATUTORY WARRANTY DEED

THE GRANTOR(S) T. Jones Inc. A Washington Corporation

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Paul Woodmansee and ~~Timothy~~ Woodmansee, Husband and wife
LEANN

the following described real estate, situated in the County of Skagit, State of Washington:

Lots 22 and 23, "Sauk Mountain View Estate - North- A Planned Residential Development - Phase IV" as recorded on March 22, 2012, under Auditors File No. 201203220011, records of Skagit County, Washington.
Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P131067, P131068, ,

SUBJECT TO: EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD PER EXHIBIT "A"

Dated: April 1, 2015

T. Jones Inc.

BY: *T. Jones*

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20151146
APR 10 2015

Amount Paid \$ 1194.85
Skagit Co. Treasurer
By HB Deputy

STATUTORY WARRANTY DEED

(continued)

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Trevor Jones

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

Dated: April 1, 2015

Marcia Jennings

Name: Marcia S. Jennings

Notary Public in and for the State of WA

Residing at: Sedro-Woolley, WA

My appointment expires: 12/5/2016



UNOFFICIAL DOCUMENT

Exhibit "A"

- A. 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 said premises."

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Pacific Northwest Pipeline Corporation, a Delaware corporation
Purpose: The right to select the route for and construct, maintain, inspect, operate, protect, repair, replace, alter or remove a pipeline or pipelines for the transportation of oil, gas and the products thereof
Area Affected: Not disclosed
Recorded: September 14, 1956
Auditor's No.: 541527

Partial Relinquishment Right-Of-Way Contract recorded September 25, 2013, under Auditor's File No. 201309250031.

C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Pacific Northwest Pipeline Corporation, a Delaware corporation
Purpose: The right to select the route for and construct, maintain, inspect, operate, protect, repair, replace, alter or remove a pipeline for the transportation of oil, gas and the products thereof
Area Affected: Not disclosed
Recorded: September 19, 1956
Auditor's No.: 541747

Said easement was amended by instrument recorded December 29, 1969, under Auditor's File No. 734415.

Partial Relinquishment Right-Of-Way Contract recorded September 25, 2013, under Auditor's File No. 201309250031.

EXCEPTIONS CONTINUED:

D. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: 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
 Area Affected: Not disclosed
 Dated: January 23, 1969
 Recorded: January 28, 1969
 Auditor's No.: 722709

E. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Northwest Pipeline Corporation
 Purpose: Communications cable, underground conduit, splicing boxes; and roads ("facilities") which may be over, under and through
 Area Affected: Portion of subject property
 Dated: June 13, 2002
 Recorded: June 26, 2002
 Auditor's No.: 200206260089

F. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Sauk Mountain Village, LLC, a Washington LLC
 Purpose: A nonexclusive perpetual easement for ingress and egress and utilities over, under and across
 Area Affected: Portion of subject property
 Dated: December 20, 2004
 Recorded: January 21, 2005
 Auditor's No.: 200501210100

G. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Dukes Hill LLC
 And: Grandview Homes LLC and Galen Kindred
 Dated: June 13, 2005
 Recorded: July 18, 2005
 Auditor's No.: 200507180168
 Regarding: Agreement to participate in Boundary Line Adjustment

EXCEPTIONS CONTINUED:

H. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington Corporation
 Purpose: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system
 Area Affected: See instrument for full particulars
 Dated: April 17, 2007
 Recorded: April 23, 2007
 Auditor's No.: 200704230157

I. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenance
 Area Affected: Said plat
 Recorded: November 5, 1985
 Auditor's No.: 8511050073

J. AGREEMENT REGARDING CONDITIONS OF ANNEXATION AND THE TERMS AND CONDITIONS THEREOF

Between: City of Sedro-Woolley, a Washington Municipal Corporation
 And: S-W Land Company, LLC, a Washington Limited Partnership, et al
 Dated: January 9, 2002
 Recorded: April 2, 2002
 Auditor's No.: 200204020058

NOTE: Said Agreement is a re-record of Agreement recorded on March 29, 2002, under Auditor's File No. 200203290183.

K. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington Corporation
 Purpose: The right to construct, operate, maintain, repair, replace, improve, remove, enlarge, and use the Easement Area for one or more utility systems for purposes of transmission, distribution and sale of gas and electricity, together with the right of access over and across said Property to enable Grantee to exercise its rights hereunder.
 Area Affected: That portion of the Property (the "Easement Area" herein) that is ten (10) feet in width having five (5) feet

EXCEPTIONS CONTINUED:

K. (continued):

Area Affected continued: of such width on each side of the centerline of Grantee's systems located as constructed or to be constructed, extended or relocated on the Property, except those portions of the Property occupied by building footings, foundations, and/or subsurface structures.

Dated: October 11, 2002
 Recorded: October 17, 2002
 Auditor's No.: 200210170076

L. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: City of Sedro Woolley
 And: Dukes Hill, L.L.C., a Washington limited liability company —et al

Recorded: May 7, 2003
 Auditor's No.: 200305070171
 Regarding: Development Agreement
 Affects: Said premises and other property

Said instrument is a re-recording of instrument(s):

Recorded: March 26, 2003
 Auditor's File No.: 200303260180

AMENDED BY INSTRUMENTS:

Dated: April, 29, 2003, May 31, 2003, and January 29, 2004
 Recorded: May 7, 2003, June 9, 2003, and February 3, 2004
 Auditor's Nos.: 200305070172, 200306090031 and 200402030145, respectively

M. COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS CONTAINED IN DECLARATION(S) OF RESTRICTIONS, BUT OMITTING ANY COVENANT, CONDITION OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (a) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (b) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAP PERSONS:

Recorded: May 9, 2003
 Auditor's Nos.: 200305090002

AMENDED BY INSTRUMENTS:

Recorded: June 15, 2004, April 29, 2005, July 18, 2005, August 8, 2005, September 16, 2005, October 26, 2005 and January 23, 2006
 Auditors Nos.: 200406150130, 200504290152, 200507180167, 200508080137, 200509160050, 200510260044, 200601230191 and 200605030049

EXCEPTIONS CONTINUED:

N. COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS CONTAINED IN INSTRUMENT(S), BUT OMITTING ANY COVENANT 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 LAW OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTIONS PERMITTED BY LAW:

Recorded: July 18, 2005
Auditor's Nos.: 200507180165

AMENDED BY INSTRUMENT:

Recorded: March 17, 2015
Auditor's No.: 201503170063

O. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

By and Between: Sauk Mountain Village, L.L.C., a Washington Limited Liability Company and Sauk Mountain View Estate North - Phase III/IV Homeowners Association
Purpose: Critical Protection Area and Conservation Easement
Recorded: July 18, 2005
Auditor's No.: 200507180166

P. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF

Between: City of Sedro-Woolley
And: Dukes Hill, L.L.C., a Washington limited liability company, et al
Recorded: February 3, 2004
Auditor's No.: 200402030145
Providing: Development Agreement regarding obligations arising from Development approval
Affects: Said premises and other property

Said instrument is a re-recording of instrument recorded January 29, 2004, under Auditor's File No. 200401290098.

AMENDED BY INSTRUMENTS:

Recorded: April 3, 2000 and December 21, 2006
Auditor's No.: 200403020063 and 200612210120

Q. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF

Between: City of Sedro-Woolley
And: Sauk Mountain Village LLC, et al
Recorded: June 9, 2003
Auditor's No.: 200306090031

EXCEPTIONS CONTINUED:

R. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: The United States of America
 Purpose: A perpetual easement and right to enter and erect, operate, maintain, repair, rebuild, and patrol one or more electric power transmission lines and appurtenant signs, lines, poles, towers, wires, cables, and appliances necessary in connection therewith
 Area Affected: 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 on the ground over, across, upon and/or adjacent to the above described property, said survey line being particularly described as follows: Beginning at survey station 1613 + 22.0 a point on the North and South center section line of said Section 18, said point being South 1°04' East a distance of 22.0 feet from the center of said Section 18, thence North 39°00' West a distance of 618.0 feet to survey station 1619 + 40.0; thence North a distance of 2182.1 feet to survey station 1641 + 22.1 a point on the North line of said Section 18, said point being North 89°36' East, a distance of 2028.0 feet from the Northwest corner of said Section 18
 Recorded: July 17, 1946
 Auditor's No.: 394047

S. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington Corporation
 Purpose: To construct, operate, maintain, repair, replace, improve, remove, enlarge, and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity
 Area Affected: As described therein
 Dated: March 21, 2003
 Recorded: April 7, 2003
 Auditor's No.: 200304070119

T. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: United States of America
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
 Area Affected: 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
 Recorded: August 7, 1963
 Auditor's No.: 639321

EXCEPTIONS CONTINUED:

U. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN SAID PLAT AND IN DECLARATION OF PROTECTIVE RESTRICTIONS, AS HERETO ATTACHED

Recorded: February 3, 2004
 Auditor's No.: 200402030144
 Executed By: Duke's Hill LLC

NOTE: Said instrument is a re-recording of Auditor's File No. 200401290096.

V. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF

Between: NW Pipe Corporation
 And: S-W Land Company, L.L.C. and Foxhall Company, L.L.C.
 Recorded: August 26, 2002
 Auditor's No.: 200208260142
 Providing: Clearing of trees from pipeline easement
 Affects: Said premises and other property

Said instrument is a re-recording of Auditor's File No. 2002007020122.

Partial Relinquishment Right-Of-Way Contract recorded September 25, 2013, under Auditor's File No. 201309250031.

W. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Northwest Pipeline Corp
 Purpose: Pipelines
 Area Affected: Said premises and other property
 Recorded: July 2, 2002
 Auditor's No.: 200207020123

X. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT CONTAINED IN SAID PLAT AND DECLARATION OF PROTECTIVE RESTRICTIONS AND EASEMENT, AS HERETO ATTACHED:

Recorded: July 18, 2005
 Auditor's No.: 200507180165
 Executed By: Sauk Mountain View Estates Phase III/IV homeowner's Association, et al

Y. ASSESSMENTS OR CHARGES AND LIABILITY TO FURTHER ASSESSMENTS OR CHARGES, INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF, DISCLOSED IN INSTRUMENT AND THE TERMS AND CONDITIONS THEREOF:

Recorded: July 18, 2005
 Auditor's No.: 200507180165
 Imposed By: Sauk Mountain View Estates Phase III/IV Homeowners Association et al

EXCEPTIONS CONTINUED:

Z. SAUK MOUNTAIN VIEW ESTATES NORTH PHASE 3 AND AMENDED SAUK MOUNTAIN VIEW ESTATES NORTH PHASE 3 LOT LINE ADJUSTMENT COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN SAID PLAT AND IN DECLARATION OF PROTECTIVE RESTRICTIONS, AS HERETO ATTACHED

Recorded: August 4, 2005, January 3, 2006 and March 7, 2008
Auditor's Nos.: 200508040015, 200601030159 and 200803070019

AA. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF

Between: City of Sedro-Woolley
And: S-W Land Co., LLC et al
Recorded: March 29, 2002
Auditor's No.: 200203290183
Providing: Annexation Agreement
Affects: Said premises and other property

BB. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF

Between: Northwest Pipeline Corporation
And: Galen Kindred and Sondra Kindred
Recorded: June 26, 2002
Auditor's No.: 200206260088
Providing: Clearing of trees from pipeline easement

Partial Relinquishment Right-Of-Way Contract recorded September 25, 2013, under Auditor's File No. 201309250031.

CC. ADJACENT PROPERTIES DEVELOPMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Recorded: April 14, 2010
Auditor's No.: 201004140048

DD. ADJACENT PROPERTIES DEVELOPMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Recorded: May 4, 2010
Auditor's No.: 201005040070

EE. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN SAID PLAT AND IN DECLARATION OF PROTECTIVE RESTRICTIONS, AS HERETO ATTACHED

Recorded: May 9, 2003
Auditor's No.: 200305090001

EXCEPTIONS CONTINUED:

FF. ASSESSMENTS OR CHARGES AND LIABILITY TO FURTHER ASSESSMENTS OR CHARGES, INCLUDING THE TERMS, COVENANTS, AND PROVISIONS THEREOF, DISCLOSED IN INSTRUMENT AND THE TERMS AND CONDITIONS THEREOF:

Recorded: May 9, 2003
 Auditor's No.: 200305090002
 Imposed By: Wildflower Homeowner's Association

AMENDED BY INSTRUMENT:

Recorded: June 15, 2004, April 29, 2005, July 18, 2005, August 8, 2005, September 16, 2005 and October 26, 2005
 Auditor's Nos.: 200406150130, 200504290152, 200507180167, 200508080137, 200509160050 and 200510260044
 Affects: Portion of said plat

GG. RESERVATIONS CONTAINED IN DEED:

Executed By: The Wolverine Company
 Recorded: February 1, 1907
 Auditor's No.: 60673
 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 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.
 Affects: Portion of said plat

HH. UNDERGROUND UTILITY EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company
 Purpose: Underground electric system, together with necessary appurtenances
 Area Affected:

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.

Recorded: February 2, 2004
 Auditor's No.: 200402020108

Contains covenant prohibiting structures over said easement or other activity which might endanger the underground system.

EXCEPTIONS CONTINUED:

II. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN SAID PLAT AND IN DECLARATION OF PROTECTIVE RESTRICTIONS, AS HERETO ATTACHED

Recorded: January 29, 2012
Auditor's No.: 201203220011

- JJ. Right of any party interested to sue or petition to have set aside, modified or contest a judicial or non-judicial foreclosure or forfeiture, or any deed pursuant hereto, through which title to the Land is derived; and any liens, encumbrances and/or ownership interests which may exist as a result of any acts or omissions of the foreclosing parties, or as a result of such suit or petition.

UNOFFICIAL DOCUMENT