

When recorded return to:  
Megan D. Anderson and Rodney G. Anderson  
833 N. Waugh Road  
Mount Vernon, WA 98273



Skagit County Auditor \$75.00  
5/26/2015 Page 1 of 4 1:52PM

Recorded at the request of:  
Guardian Northwest Title  
File Number: 109104

**Statutory Warranty Deed**

109104-1  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR T. Jones, Inc., a Washington Corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION as part of a 1031 tax deferred exchange in hand paid, conveys and warrants to SEAS Holding LLC, a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:  
Lot 20, Sauk Mountain View Estates North Phase IV

Tax Parcel Number(s): P131065, 6009-000-000-0020

Lot 20, "SAUK MOUNTAIN VIEW ESTATES NORTH, A PLANNED RESIDENTIAL DEVELOPMENT - PHASE IV", as per plat recorded March 22, 2012 under Auditor's File No. 201203220011, records of Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey, as per Exhibit "A" attached hereto

Dated 5-15-15

T. Jones, Inc.

*Trevor Jones*  
By: Trevor Jones, President

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2015 1876  
MAY 26 2015

Amount Paid \$ 1774.<sup>85</sup>  
Skagit Co. Treasurer  
By *Uran* Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Trevor Jones is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the President T Jones to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument. lic

Dated: 5-15-15

*Katie E. Hickok*

Notary Public in and for the State of Washington  
Residing at , Washington  
My appointment expires: 1-7-19

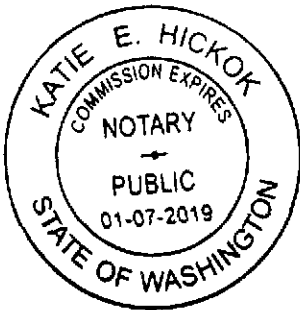


Exhibit A

**EXCEPTIONS:**

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Pacific Northwest Pipeline Corporation  
Dated: March 28, 1956  
Recorded: September 13, 1956  
Auditor's No: 541527  
Affects: Open Space Area

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Pacific Northwest Pipeline Corporation  
Dated: April 24, 1956  
Recorded: September 19, 1956  
Auditor's No: 541747  
Purpose: A 50 foot wide portion of subject property  
Affects: Open Space Area

The width of said easement was widened to 75 feet by document recorded December 29, 1969, as Auditor's File No. 734415.

C. Reservations contained in Deed dated February 14, 1912, executed by J. Elmer Bovey, a bachelor, recorded February 19, 1912, under Auditor's File No. 89818, as follows:

Excepting any minerals or mineral oils that may have been or may hereafter be discovered on said premises.

(Affects a portion)

D. RESERVATIONS CONTAINED IN DEED

Executed by: The Wolverine Company  
Recorded: February 1, 1906  
Auditor's No: 55459  
As Follows:

Excepting however, from the operation of this Deed, and 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 now known, or shall hereafter be discovered.

E. RESERVATIONS CONTAINED IN DEED

Executed by: Northern Pacific Railway Company, a Wisconsin Corporation  
Recorded: June 14, 1965  
Auditor's No.: 667520  
As Follows:

Excepting and reserving unto the Grantor, its successors and assigns, forever all minerals of every nature whatsoever.

F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.  
Dated: April 17, 2007  
Recorded: April 23, 2007  
Auditor's No.: 200704230157  
Purpose: "...utility systems..."  
Area Affected: Portions of the subject property

G. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: July 8, 2005  
Recorded: July 18, 2005  
Auditor's No.: 200507180165  
Executed By: Grandview Home LLC, et al

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED BY THE FOLLOWING:

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

H. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Sauk Mountain Village, L.L.C., et al  
And: City of Sedro Woolley, et al  
Recorded: May 7, 2003, June 9, 2003, June 30, 2003 and February 3, 2004  
Auditor's No.: 200305070171, 200305070172, 200306090031, 200306300001 and 200402030145  
Regarding: Development conditions and provisions

I. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy  
Dated: March 21, 2003  
Recorded: April 7, 2003  
Auditor's No.: 200304070119  
Purpose: "...utility systems..."  
Area Affected: Portions of the subject property

J. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Northwest Pipeline Corporation  
Dated: June 13, 2002  
Recorded: June 26, 2002  
Auditor's No.: 200206260089  
Purpose: "...pipeline or pipelines..."  
Area Affected: Open Space Area

K. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Northwest Pipeline Corporation, its successors and/or assigns  
Dated: June 11, 2002  
Recorded: July 2, 2002  
Auditor's No.: 200207020123  
Purpose: Right-of-way and Easement  
Area Affected: Open Space Area

Said Easement was re-recorded August 26, 2002 under Auditor's File No. 200208260142.

L. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:

Name: Sauk Mountain View Estates – North, a Planned Residential Development – Phase IV  
Recorded: March 22, 2012  
Auditor's No.: 201203220011

M. Any tax, fee, assessments or charges as may be levied by Sauk Mountain Estates North Phases III/IV Homeowners Association.