

When recorded return to:
Matthew R. Bentley
1252 Arrezo Drive
Sedro Woolley, WA 98284



Skagit County Auditor \$79.00
2/3/2017 Page 1 of 7 1:29PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620029763

CHICAGO TITLE

620029763

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kendra Joy Smith, 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 Matthew R. Bentley, an unmarried person
the following described real estate, situated in the County of Skagit, State of Washington:
Lot 10, 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.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P122924 / 4860-000-010-0000

Subject to: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: January 26, 2017

Kendra Joy Smith

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2017461
FEB 03 2017

State of Washington
County of Skagit

Amount Paid \$ 3529.40
Skagit Co. Treasurer
By nm Deputy

I certify that I know or have satisfactory evidence that
Kendra Joy Smith
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 2/3/17

Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Marysville, WA
My appointment expires: 10/1/2019

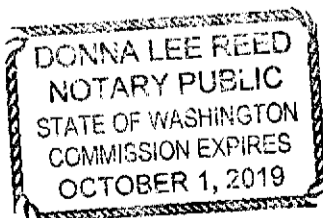


EXHIBIT "A"
Exceptions

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: September 14, 1956
Auditor's No(s): 541476, records of Skagit County, Washington
In favor of: Pacific Northwest Pipeline 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
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.
6. 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
 7. 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

EXHIBIT "A"

Exceptions (continued)

8. 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 137.5 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
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
10. 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
11. 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
12. 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
13. 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
14. 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
15. 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
16. Agreement, including the terms and conditions thereof; entered into;
By: John A. Lange and Joy G. Lange
And Between: North County Bank

EXHIBIT "A"

Exceptions (continued)

- Recorded: January 22, 2002
Auditor's 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
Auditor's No.: 200204020058, records of Skagit County, Washington
18. 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
19. 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
20. 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
21. 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
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:

Recording No: 200306090032
23. 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:

EXHIBIT "A"

Exceptions (continued)

Recording No: 200505260107

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
Auditor's 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 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
26. 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.
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
Auditor's No.: 716483, records of Skagit County, Washington
From: Northern Pacific Railway Company, a corporation
Affects: A portion of subject property

EXHIBIT "A"

Exceptions (continued)

29. 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
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
Auditor's No(s): 200306090033, records of Skagit County, Washington
Executed By: John and Gayle Lange
- AMENDED by instrument(s):
Recorded: June 30, 2003 and May 19, 2015
Auditor's No(s): 200306300001 and 201505190051, records of Skagit County, Washington
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. 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
33. 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
34. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 20, 2005
Auditor's No(s): 200507200158, records of Skagit County, Washington
In favor of: John Lange and Gayle Lange, their heirs and all future owners, successors or assigns
For: Grading
35. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 20, 2005
Auditor's No(s): 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
36. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Purpose: Drainage
Recording Date: October 27, 2006
Recording No.: 200610270089
Affects: a portion of said plat

EXHIBIT "A"

Exceptions
(continued)

37. By Laws of Sauk Mountain View Estates South, Homeowners Association including the terms, covenants and provisions thereof

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

38. City, county or local improvement district assessments, if any.

39. Assessments, if any, levied by Sauk Mountain View Estates South Homeowner's Association.

40. Assessments, if any, levied by City of Sedro-Woolley.