



201905010052

05/01/2019 01:29 PM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

When recorded return to:

Harvinder Singh
4638 Celia Way, Apt 202
Hamilton, WA 98255

GUARDIAN NORTHWEST TITLE CO.
STATUTORY WARRANTY DEED 19-1833

THE GRANTOR(S) The City of Sedro-Woolley, a Washington Municipal Corporation, 325 Metcalf Street, Sedro-Woolley, WA 98284,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Harvinder Singh, a married man

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1: PTN of Tract A "Sauk Mountain View Estates-South a PRD

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 described in Exhibit "B" attached hereto

Tax Parcel Number(s): P120693 & 4819-000-900-0000

Dated: 4-30-2019

The City of Sedro-Woolley, a Washington Municipal Corporation

By: [Signature]
Julia Johnson, Mayor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019 10017
MAY 01 2019

Amount Paid \$0
Skagit Co. Treasurer
By [Signature] Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 19-1833-KH

Page 1 of 5

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Julia Johnson is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Mayor of The City of Sedro-Woolley to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 4-30-19

[Signature]
Signature

Notary public
Title

My appointment expires: 6-12-2023

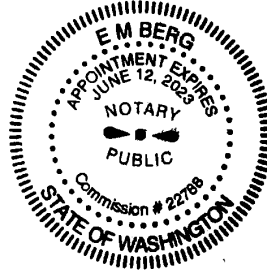


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 1580 Portobello Avenue, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P120693 & 4819-000-900-0000

Property Description:

Tract A, SAUK MOUNTAIN VIEW ESTATES - SOUTH - A PLANNED RESIDENTIAL DEVELOPMENT, as per plat recorded June 9, 2003 under Auditor's File Number 200306090032, records of Skagit County, Washington.

EXCEPT beginning at the Northwest corner of said Tract A, thence S 06°01'52" E along the West line of said Tract A, a distance of 81.09 feet to the Southwest corner of said Tract A; thence S 67°38'27" E along the South line of said Tract A, a distance of 124.64 feet to the point of curvature of a curve to the left having a radius of 470.00 feet; thence Easterly along said curve through a central angle of 5°52'34" and an arc distance of 48.20 feet; thence N 13°20'50" W, a distance of 152.12 feet to a point on the North line of said Tract A which lies 134.17 feet from the Northwest corner of said Tract A; thence S 88°18'58" W along the North line of said Tract A, a distance of 134.17 feet to the point of beginning of this description.

(Said legal description was established by unrecorded City of Sedro-Woolley Resolution No. 826-10 approved March 20, 2010 wherein said property is described as Tract A on Exhibit "A" and delineated as "New Tract- A" on Exhibit "B" to said resolution.)

Situate in the City of Sedro-Woolley, Skagit County, Washington.

EXHIBIT B

19-1833-KH

1. Easement, affecting a portion of subject property for the purpose of power lines including terms and provisions thereof granted to The United States of America recorded June 6, 1946 and July 17, 1946 as Auditor's File No's. 392628 and 394047

2. Easement, affecting a portion of subject property for the purpose of One or more lines of electric power transmission structures and appurtenant signal lines including terms and provisions thereof granted to The United States of America recorded August 7, 1963 as Auditor's File No. 639321

3. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded June 20, 1945 and April 18, 1990 as Auditor's File No's. 381240 and 9004180059.

4. Exceptions and reservations contained in Deed whereby Skagit Realty Company 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 October 23, 1915 as Auditor's File No. 110291.

5. Exceptions and reservations contained in Deed whereby The State of Washington 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 as Auditor's File No. 68626.

6. Easement, affecting a portion of subject property for the purpose of drainage, including terms and provisions thereof granted to Drainage District No. 14 of Skagit County Washington, their heirs and all future owners, successors or assigns, recorded February 26, 1935 as Auditor's File No. 267764.

7. Easement, affecting a portion of the common area for the purpose of maintaining and/or constructing pipelines, including terms and provisions thereof granted to Pacific Northwest Pipeline Corporation, recorded September 14, 1956 as Auditor's File No. 541476.

8. Easement, affecting a portion of subject property for the purpose of constructing and maintaining pipelines, including terms and provisions thereof granted to Cascade Natural Gas Corporation recorded November 26, 1956 as Auditor's File No. 544543.

Authorization for encroachment of the driving range netting recorded October 10, 2001 under Auditor's File No. 200110100109.

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.

9. Easement, affecting a portion of subject property for the purpose of constructing and maintaining pipelines, including terms and provisions thereof granted to Northwest Pipeline Corporation recorded July 5, 2002 as Auditor's File No. 200207050100.

10. Easement, affecting a portion of subject property and other property, for the purpose of utilities, drainage and sewer lines, including terms and provisions thereof granted to John A. Lange and Gayle Lange recorded July 25,

Statutory Warranty Deed
LPB 10-05

2002 as Auditor's File No. 200207250019.

11. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded April 7, 2003 as Auditor's File No. 20030407119.

12. Agreements, regarding development conditions 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, February 3, 2004 and February 13, 2004 as Auditor's File Nos. 200305070171, 200305070172, 200306090031, 200306300002, 200402030145 and 200402130064.

Developer's Indemnification of Future Owners recorded November 7, 2003 under Auditor's File No. 200311070175.

13. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin, recorded May 19, 2015 as Auditor's File No. 201505190051.

Said covenants replace and supercede all previous covenants and amendments.

14. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey Sauk Mountain View Estates – South-A Planned Residential Development, recorded June 9, 2003 as Auditor's File No. 200306090032.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

15. Terms and conditions of Articles of Incorporation and Bylaws of Sauk Mountain Estates South, including restrictions, regulations and conditions for dues and assessments, as established and levied pursuant thereto, including, but not limited to those as set forth under Auditor's File No. 201505190051.

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

Recorded:
June 9, 2003
Auditor's No.:
200306090033
Executed By:
John and Gayle Lange

Amended by those instruments recorded under Skagit County Auditor's File Nos. 200306300001, 200401280120 and 200403020062.

Said covenants affect 96 residential lots in the subject property. The Company cannot determine if the conversion of the subject property from a Fire Hall lot to a residential lot makes it subject to said covenants or not.

17. The terms and provisions of unrecorded City of Sedro-Woolley Resolution No. 826-10 approved March 10, 2010 as disclosed by the application for title insurance. A copy of said Resolution is attached hereto.