

When recorded return to:

James Graham and Dayna Graham
1484 West Gateway Heights Loop
Sedro-Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-1755
May 20 2020
Amount Paid \$6201.80
Skagit County Treasurer
By Marissa Guerrero Deputy

STATUTORY WARRANTY DEED

GNW 20-4876

THE GRANTOR(S) KH DEVELOPMENT, LLC, a Washington Limited Liability Company, 1500 East College Way, SUITE A PMB 283, Mount Vernon, WA 98273,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to James Graham and Dayna Graham, husband and wife

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:
Lot 46, SAUK MOUNTAIN VIEW ESTATES NORTH PH 4

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): P131091

Dated: 5-20-2020

KH DEVELOPMENT, LLC, a Washington Limited Liability Company

By: [Signature]
Hien Keller, Member

By: [Signature]
Kurt Keller, Member

Statutory Warranty Deed
LPB 10-05

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Hien Keller 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 Member of KH DEVELOPMENT, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 20th day of May, 2020

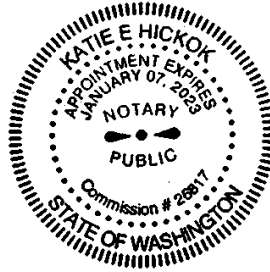


Signature

Notary

Title

My appointment expires: 1-7-23



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 1484 West Gateway Heights Loop, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P131091

Property Description:

Lot 46, SAUK MOUNTAIN VIEW ESTATES NORTH – A PLANNED RESIDENTIAL DEVELOPMENT – PHASE IV, according to the plat thereof recorded March 22, 2012 under Auditor's File No. 201203220011, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 20-4876-KH

Page 3 of 8

EXHIBIT B
20-4876-KH

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

3. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

6. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

9. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)

10. 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

Statutory Warranty Deed
LPB 10-05

Order No.: 20-4876-KH

Page 4 of 8

11. 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.

12. 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)

13. 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.

14. 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.

15. 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

Statutory Warranty Deed
LPB 10-05

Order No.: 20-4876-KH

Page 5 of 8

16. 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 and February 12, 2016

Auditor's No.: 201503170063 and 201602120044

17. 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

18. 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

19. 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..."

Statutory Warranty Deed
LPB 10-05

Order No.: 20-4876-KH

Page 6 of 8

Area Affected: Open Space Area

20. 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.

21. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Sauk Mountain View Estates -- North, a Planned Residential Development -- Phase IV

Recorded: March 22, 2012

Auditor's No.: 201203220011

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".

22. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Record of Survey

Recorded: February 18, 2016

Auditor's No.: 201602180008

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".

23. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES AND ENCROACHMENTS, NOTES, PROVISIONS AND/OR ANY

Statutory Warranty Deed
LPB 10-05

Order No.: 20-4876-KH

Page 7 of 8

OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Sauk Mountain View Estates North Estates North PRD Phase V

Recorded: March 18, 2016

Auditor's No.: 201603180044

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".

24. Regulatory notice/agreement regarding Skagit County Right-to-Manage Natural Resource Lands that may include covenants, conditions and restrictions affecting the subject property, recorded February 15, 2018 as Auditor's File No. 201802150075.

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

25. 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:

Name: Survey for Keller Homes LLC

Recorded: March 9, 2018

Auditor's No.: 201803090042

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