

When recorded return to:

Keith T. Saar
Keith T. Saar and Mary Klatt-Saar, Trustees of the
Klatt-Saar 2017 Revocable Trust U/T/A Dated
7/5/2017
PO Box 1331
Occidental, CA 95465

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3246

Aug 21 2020

Amount Paid \$7397.00

Skagit County Treasurer

By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

620042932

Escrow No.: 620042932

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert William Peterson and Rebecca Peterson, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Keith T. Saar and Mary Klatt-Saar, Trustees of the Klatt-Saar
2017 Revocable Trust U/T/A Dated 7/5/2017

the following described real estate, situated in the County of Skagit, State of Washington:
LOTS 32 AND 33, PLAT OF WILDERNESS VILLAGE DIV. NO. 1, ACCORDING TO THE PLAT
THEREOF RECORDED IN VOLUME 10 OF PLATS, PAGE 48. RECORDS OF SKAGIT
COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P78215 / 4208-000-032-0004, P78216 / 4208-000-033-0003

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: August 14, 2020

Robert Peterson
Robert Peterson
Rebecca Peterson
Rebecca Peterson

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Robert Peterson and Rebecca Peterson are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8-17-2020
Jennifer Brazil
Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2024



EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, reserved by instrument;
Recorded: November 5, 1935
Auditor's No.: 273805, records of Skagit County, Washington
In favor of: The Sound Timber Company, an Iowa corporation
For: 30 foot road right-of-way
Affects: Government Lot 10 of Section 8, Township 35 North, Range 8 East of the
Willamette Meridian (being a portion of the underlying legal description of
said plat)

Note: Exact location and extent of easement is undisclosed of record.
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 30, 1973
Auditor's No(s): 793933, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary
appurtenances
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 28, 1978
Auditor's No(s): 884443, records of Skagit County, Washington
In favor of: Present and future owners of Lots 34 and 35
For: Ingress, egress and utility purposes
Affects: The Easterly 45 feet of the Northerly 12 feet as measured at right angles
of the Northerly line of the subject property
4. Note on the face of said plat, as follows:

Tracts A, B and C are intended for the uses of all present and future property owners in this
plat and all other divisions of Wilderness Village.
5. Terms, conditions and restrictions of that mitigation plan;
Recorded: July 21, 1998
Auditor's No.: 9807210001, records of Skagit County, Washington
Regarding: Well head protection area
6. 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: July 20, 1973

EXHIBIT "A"

Exceptions
(continued)

Auditor's No(s): 788214, records of Skagit County, Washington
Executed By: Valleys West, a Limited Partnership, et al

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 7, 2004
Recording No.: 200409070165

Recording Date: May 5, 2005
Recording No.: 200505050063

Recording Date: July 23, 2007
Recording No.: 200707230123.

Recording Date: March 5, 2018
Recording No.: 201803050117

7. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: July 20, 1973
Auditor's No(s): 788214, records of Skagit County, Washington
Imposed By: Valleys West, a Limited Partnership, et al
8. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: March 24, 2003
Auditor's No(s): 200303240140, records of Skagit County, Washington
In favor of: Lot 32
For: Utilities
Affects: Lot 33
9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
10. City, county or local improvement district assessments, if any.
11. Assessments, if any, levied by Wilderness Village Community Association.