

**When recorded return to:**  
James Curtis Murphy and Elizabeth Ruth Murphy  
PO Box 931  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4627

Nov 03 2020

Amount Paid \$6803.40

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**  
620045214

Escrow No.: 620045214

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Harvinder Singh, a married person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to James Curtis Murphy and Elizabeth Ruth Murphy, a married couple

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

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.)

P120693

**STATUTORY WARRANTY DEED**  
(continued)

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

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

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

Subject to:

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

Dated: October 28, 2020

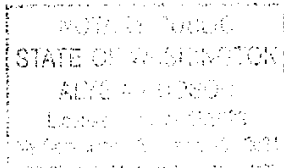
MARVINDER SINGH  
Harvinder Singh

Harjinder Kaur  
Harjinder Kaur

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Harvinder Singh and Harjinder Kaur  
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: 10.30.2020



Aurista Hudson  
Name: Aurista Hudson  
Notary Public in and for the State of WA  
Residing at: Arlington  
My appointment expires: 03 01 2024

**EXHIBIT "A"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: The United States of America  
 Purpose: One or more lines of electric power transmission structures and appurtenant signal lines  
 Recording Date: June 6, 1946 and July 17, 1946  
 Recording No.: 392628  
 Recording No.: 394047  
 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
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: The United States of America  
 Purpose: One or more lines of electric power transmission structures and appurtenant signal lines  
 Recording Date: August 7, 1963  
 Recording No.: 639321  
 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
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Power and Light Company  
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
 Recording Date: September 20, 1945  
 Recording No.: 381240  
 Affects: Portion in Southeast Quarter of the Northwest Quarter
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Present and future owners  
 Purpose: Ingress, egress and utilities  
 Recording Date: November 5, 1979  
 Recording No.: 7911050071  
 Affects: A 60-foot strip of land in the portion of the

**EXHIBIT "A"****Exceptions  
(continued)****Southeast Quarter of the Northwest Quarter**

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Power and Light Company  
 Purpose: Electric transmission and/or distribution line,  
 together with necessary appurtenances  
 Recording Date: April 18, 1990  
 Recording No.: 9004180059  
 Affects: Property herein described and includes other property
6. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry
- Grantor: State of Washington  
 Recording No.: 110291
7. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry
- Grantor: State of Washington  
 Recording No.: 68626
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Drainage District No. 14 of Skagit County, Washington  
 Purpose: Right of way for drainage ditch purposes.  
 Together with right of ingress and egress  
 Recording Date: February 26, 1935  
 Recording No.: 267764  
 Affects: Portion in the Southwest Quarter of the  
 Northeast Quarter and other property
9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Pacific Northwest Pipeline  
 Purpose: Constructing, maintaining, etc. pipeline or pipelines  
 Recording Date: September 14, 1956  
 Recording No.: 541476

**EXHIBIT "A"****Exceptions  
(continued)**

**Affects:** Portion in the Southwest Quarter of the  
Northeast Quarter and other property

10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

**Granted to:** Cascade Natural Gas Corporation  
**Purpose:** Constructing, maintaining, etc. Pipeline or pipelines  
**Recording Date:** November 26, 1956  
**Recording No.:** 544543  
**Affects:** Portion in the Southwest Quarter of the  
Northeast Quarter and other property

**Amended by instrument(s):**

**Recording Date:** September 9, 1957  
**Recording No:** 555867

11. Agreement, including the terms and conditions thereof; entered into;

**Recording Date:** October 10, 2001  
**Recording No.:** 200110100109  
**By:** Northwest Pipeline Corporation  
**And Between:** John A. Lange and Gayle Lange  
**Providing:** Authorization for specific encroachment  
**Affects:** Portion in the Southwest Quarter of the Northeast Quarter

12. Agreement, including the terms and conditions thereof; entered into;

**Recording Date:** January 22, 2002  
**Recording No.:** 200201220096  
**By:** John A. Lange and Joy G. Lange  
**And Between:** North County Bank  
**Providing:** Hazardous Substances Agreement  
**Affects:** Said premises

13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

**Granted to:** Northwest Pipeline Corporation  
**Purpose:** Pipeline and related rights  
**Recording Date:** July 5, 2002  
**Recording No.:** 200207050100  
**Affects:** Portion in the Northeast Quarter

14. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a

**EXHIBIT "A"**  
Exceptions  
(continued)

document:

Granted to: John A. Lange and Gayle Lange  
Purpose: Utilities, Drainage, Sewer lines, etc.  
Recording Date: July 25, 2002  
Recording No.: 200207250019  
Affects: Property herein described and includes other property

15. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power and Light Company  
Purpose: Electric transmission and/or distribution line,  
together with necessary appurtenances  
Recording Date: April 7, 2003  
Recording No: 200304070119

16. 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

17. 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  
Recording Date: May 7, 2003  
Recording No.: 200305070171

Said instrument is a re-recording of instrument(s):

Recording Date: March 26, 2003  
Recording No: 200303260180

Amended by instrument(s):

Recording Date: March 2, 2004  
Recording No: 200403020063

18. Agreement, including the terms and conditions thereof; entered into;

By: John and Gayle Lange, et al  
And Between: City of Sedro Woolley, et al  
Recording Date: June 9, 2003

**EXHIBIT "A"****Exceptions  
(continued)**

Recording No.: 200306090031

Amended by instrument(s):

Recording Date: February 3, 2004  
Recording No: 200402030145

Said instrument is a re-recording of instrument(s):

Recording Date: January 29, 2004  
Recording No: 200401290098

Amended by instrument(s):

Recording Date: December 21, 2006  
Recording No: 200612210120

19. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: June 9, 2003  
Recording No.: 200306090033

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 30, 2003 and January 28, 2004  
Recording No.: 200306300001  
Recording No.: 200401280120

20. 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 face of said PLAT SAUK MOUNTAIN VIEW ESTATES - SOUTH A PLANNED RESIDENTIAL DEVELOPMENT:

Recording No: 200306090032

21. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

**EXHIBIT "A"****Exceptions  
(continued)**

Imposed by: Sauk Mt. View Estates South Homeowners Association  
Recording Date: June 9, 2003  
Recording No.: 200306090033

22. Terms, conditions, and restrictions of that instrument entitled Developers Indemnification of Future Owners:
- Recording Date: June 30, 2003  
Recording No.: 200306300002
23. Notice contained in deed
- Recording Date: August 17, 2004  
Recording No.: 200408170059  
Regarding: Skagit County Right to Farm Ordinance
24. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document
- Recording Date: May 19, 2015  
Recording No.: 201505190051
25. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:
- Imposed by: Sauk Mountain View Estates South Homeowners Association  
Recording Date: May 19, 2015  
Recording No.: 201505190051
26. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
27. It appears that improvements are located on the Land but are not presently assessed. Supplemental taxes may appear on future tax rolls.
28. City, county or local improvement district assessments, if any.
29. Assessments, if any, levied by City of Sedro Woolley.
30. Assessments, if any, levied by Sauk Mt. View Estates South Homeowners Association.