

When recorded return to:

Brandon Aguilar-Deleon and Kayla Robinson
1404 Vecchio Court
Sedro-Woolley, WA 98284

STATUTORY WARRANTY DEED GNW 21-12496

THE GRANTOR(S) Brent M. Pritchard and Cheryl N. Pritchard, a married couple, 1030 Clifford Street, Sedro-Woolley, WA 98284,

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

in hand paid, conveys, and warrants to Brandon Aguilar-Deleon, an unmarried man and Kayla Robinson, an unmarried woman

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

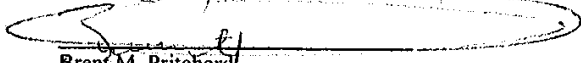
FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Abbreviated legal description: Property 1:
Lot 23, Sauk Mountain View Estates - South - PRD, Phase 2

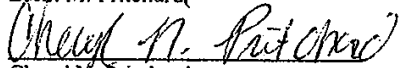
This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P121327

Dated: September 27, 2021



Brent M. Pritchard



Cheryl N. Pritchard

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-4449
Sep 28 2021
Amount Paid \$6805.00
Skagit County Treasurer
By Lena Thompson Deputy

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Brent M. Pritchard and Cheryl N. Pritchard is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 27 day of September, 2021

Crystal Deighton
Signature

Notary
Title

My appointment expires: 10-13-2024



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 1404 Vecchio Court, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P121327

Property Description:

Lot 23, SAUK MOUNTAIN VIEW ESTATES - SOUTH - A PLANNED RESIDENTIAL DEVELOPMENT,
PHASE 2, according to the plat thereof, recorded January 29, 2004 under Auditor's File No. 200401290101, records
of Skagit County, Washington.

Situate in Skagit County, Washington.

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EXHIBIT B

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1. Reservations, provisions and/or exceptions contained in instrument executed by State of Washington, recorded July 28, 1908 as Auditor's File No. 68626.
2. Reservations, provisions and/or exceptions contained in instrument executed by C. A. Wicker, a bachelor, recorded September 26, 1912 as Auditor's File No. 93017.
3. Reservations, provisions and/or exceptions contained in instrument executed by Skagit Realty Company, recorded October 23, 1915 as Auditor's File No. 110291.

Note: No search of the record has been made as to the present ownership of said rights.

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

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

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

Said instrument was corrected by an instrument recorded September 9, 1957, under Auditor's File No. 555867.

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

7. Easement, affecting a portion of subject property for the purpose of Utilities, drainage, sewer lines, etc. including terms and provisions thereof granted to John A. Lange, and Gayle Lange recorded July 25, 2002 as Auditor's File No. 200207250019

8. 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. 200304070119.

9. Agreements, 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, May 7, 2003, June 9, 2003, June 30, 2003, & February 3, 2004 as Auditor's File No. 200305070171, 200305070172, 200306090031, 200306300001, & 200402030145, respectively.

Developer's Indemnification of Future Owners recorded March 2, 2004 under Auditor's File No. 200403020063.

10. 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 named Sauk Mountain View Estates - South - A Planned Residential Development Phase 2 recorded January 29, 2004 as Auditor's File No. 200401290101.

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

Statutory Warranty Decd
LPB 10-05

requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

11. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Sauk Mountain View Estates South, Homeowners Association, recorded May 19, 2015 as Auditor's File No. 201505190051.

12. Terms and conditions of Articles of Incorporation and Bylaws of Sauk Mountain View Estates South, Homeowners Association, 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.

13. Any tax, fee, assessments or charges as may be levied by Sauk Mountain View Estates South, Homeowners Association.