

When recorded return to:
Sarah O Strain and Christopher W Strain
1508 Vecchio Court
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

425 Commercial St
Mount Vernon, WA 98273

Affidavit No. 2021-5962
Dec 30 2021

Amount Paid \$6677.00
Skagit County Treasurer
By Josie Bear Deputy

CHICAGO TITLE
620049783

Escrow No.: 620049783

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jacob Carlos Barajas, an unmarried person and Samantha Aimee Ibarra, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Sarah O Strain and Christopher W Strain, wife and husband

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

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

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

LT 5, "SAUK MOUNTAIN VIEW ESTATES - SOUTH - A PLANNED RESIDENTIAL DEVELOPMENT, PHASE 2,"

Tax Parcel Number(s): P121309 / 4830-000-005-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: December 27, 2021

Jacob Carlos Barajas
Jacob Carlos Barajas
Samantha Aimee Ibarra
Samantha Aimee Ibarra

State of Washington
County of Skagit
This record was acknowledged before me on 12.28.2021 by Jacob Carlos Barajas.

Alysia Hudson
(Signature of notary public)

Notary Public in and for the State of wa
Residing at: Arlington
My commission expires: 03.01.2024

NOTARY PUBLIC
STATE OF WASHINGTON
ALYSIA HUDSON
License Number 183699
My Commission Expires 03-01-2024

State of Washington
County of Skagit
This record was acknowledged before me on 12.28.2021 by Samantha Aimee Ibarra.

Alysia Hudson
(Signature of notary public)

Notary Public in and for the State of wa
Residing at: Arlington
My commission expires: 03.01.2024

NOTARY PUBLIC
STATE OF WASHINGTON
ALYSIA HUDSON
License Number 183699
My Commission Expires 03-01-2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P121309 / 4830-000-005-0000

LOT 5, "SAUK MOUNTAIN VIEW ESTATES - SOUTH - A PLANNED RESIDENTIAL DEVELOPMENT, PHASE 2," RECORDED ON JANUARY 29, 2004, UNDER AUDITOR'S FILE NO. 200401290101, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
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 "B"

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: Skagit Realty Corporation
Recording No.: 110291
- Note: No determination has been made regarding the current ownership of said reserved rights.
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
- Note: No determination has been made regarding the current ownership of said reserved rights.
- Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

EXHIBIT "B"

Exceptions
(continued)

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
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

EXHIBIT "B"

Exceptions
(continued)

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 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: City of Sedro Woolley, et al
And Between: City of Sedro Woolley, et al
Recorded: May 7, 2003

EXHIBIT "B"

Exceptions
(continued)

Auditor's No.: 200305070171, records of Skagit County, Washington
Providing: Development conditions and provisions

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

Recorded: March 26, 2003
Auditor's No.: 200303260180, records of Skagit County, Washington

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
Recorded: June 9, 2003
Auditor's No.: 200306090031, records of Skagit County, Washington
Providing: Development conditions and provisions

AMENDED by instrument(s):

Recorded: June 30, 2003
Auditor's No.: 200306300001, records of Skagit County, Washington

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

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 19, 2015
Recording No.: 201505190051

20. 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 Mt. View Estates South Homeowners Association

EXHIBIT "B"

Exceptions
(continued)

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

21. 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 Phase 2:

Recording No: 200401290101

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

By: City of Sedro Woolley
And Between: Dukes Hill, L.L.C. a Washington limited liability company, et al
Recorded: January 29, 2004
Auditor's No.: 200401290098, records of Skagit County, Washington
Providing: Development Agreement regarding obligations arising from Development Approval
Affects: Said premises and other property

23. Exceptions and reservations as contained in Deed;

From: C.A. Wicker, a bachelor
Recorded: September 26, 1912
Auditor's No.: 93017, records of Skagit County, Washington
As Follows: Excepting and reserving all minerals, oils, gases and fossils in or upon said premises and the right to enter said premises for any purpose incidental to the prospecting, mining, or extracting the same from said premises, provided, however, that the said party of the second part, his heirs, administrators and assigns shall be compensated for all damage done to the surface and soil of said land, and the improvements thereon.

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

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

By: Betty Bolton
And Between: TNT Construction, Inc.
Recorded: June 11, 1980
Auditor's No.: 8006110010, records of Skagit County, Washington
Providing: Usage of access road

EXHIBIT "B"

Exceptions
(continued)

25. Notes on the face of "AFFIDAVIT OF CORRECTION AND CLARIFICATION" dated February 25, 2004;

(TRACT A) Private road tract is hereby granted to Lots 3 and 4 together with all maintenance obligations. This tract shall remain an appurtenance to, and inseparable from, said lots.

(TRACT B) Private road tract is hereby granted to Lots 13 and 14 together with all maintenance obligations. This tract shall remain an appurtenance to, and inseparable from, said lots.

Tract B is also encumbered by a 10-foot wide easement for community walkway purposes along the Northeasterly side of said Tract B.

(TRACT F) is a community walkway 10 feet in width and is hereby designated "common open space" as defined and provided for in the recorded plat covenants and restrictions (Auditor's File No. 200306090033, records of Skagit County, Washington)

26. Affidavit of Correction and Clarification;

Dated: February 25, 2004
Recorded: March 2, 2004
Auditor's No.: 200403020062, records of Skagit County, Washington
Executed By: Ronald T. Jepson, P.E., PLS, John Lange and Gayle Lange

27. Developer's Indemnification of Future Owners

Recording Date: March 2, 2004
Recording No.: 200403020063

28. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

EXHIBIT "B"

Exceptions
(continued)

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

29. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
30. City, county or local improvement district assessments, if any.
31. Assessments, if any, levied by City of Sedro Woolley.
32. Dues, charges, and assessments, if any, levied by Sauk Mountain View Estates South Homeowner's Association.
33. Snohomish County "Right to Farm" Disclosure Statement as recorded under Recording No. 200412030138.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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ALL RIGHTS RESERVED


The following is part of the Purchase and Sale Agreement dated 11/29/21
between Christopher William Strain Sarah Olivia Strain ("Buyer")
Buyer Buyer
and Jacob Barajas Samantha Ibarra ("Seller")
Seller Seller
concerning 1508 Vecchio Court Sedro Woolley WA 98284 (the "Property")
Address City State Zip

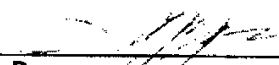
Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

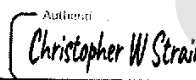
This disclosure applies to parcels designated or within 1 mile of designated agricultural - land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

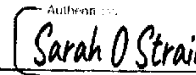
In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.


Buyer **SELLER** 11/7/21 Date


Buyer **SELLER** 11/7/21 Date

Author:

Seller **BUYER** 11/29/21 Date

Author:

Seller **BUYER** 11/29/21 Date