

**When recorded return to:**  
Mabi Orozco and Amador Orozco Sanchez  
1539 East Gateway Heights  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2022-672

Feb 23 2022

Amount Paid \$8272.00  
Skagit County Treasurer  
By Kaylee Oudman Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620050612

CHICAGO TITLE CO.

620050612

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Cody LD Hansen and Elizabeth Hansen, 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 Mabi Orozco and Amador Orozco, a married couple

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

LOT 23, 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.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

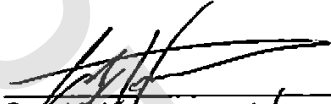
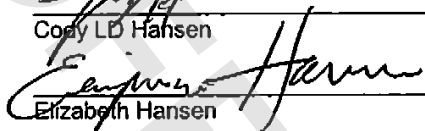
Tax Parcel Number(s): P131068 / 6009-000-000-0023

Subject to:

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

STATUTORY WARRANTY DEED  
(continued)

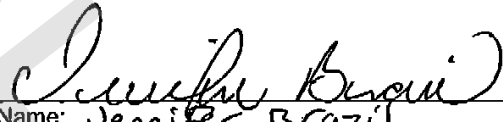
Dated: February 21, 2022

  
Cody LD Hansen  
  
Elizabeth Hansen

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that  
Cody LD Hansen and Elizabeth Hansen  
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: February 23, 2022

  
Name: Jennifer Brazil  
Notary Public in and for the State of Washington  
Residing at: Skagit County  
My appointment expires: 7-25-2024



**EXHIBIT "A"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Pacific Northwest Pipeline Corp.  
Purpose: Pipeline  
Recording Date: September 13, 1956  
Recording No.: 541747  
Affects: Portion of said premises

Amended by instrument:

Recorded: December 29, 1969  
Recording No: 734415, records of Skagit County, Washington

Note: Partial Relinquishment of Right of Way Contract recorded under:  
Recording No. 201309250031

2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Pacific Northwest Pipeline Corp.  
Purpose: Pipeline  
Recording Date: September 13, 1956  
Recording No.: 541527  
Affects: Portion of said premises

Note: Exact location and extent of easement is undisclosed of record.

Note: Partial Relinquishment of Right of Way Contract recorded under:  
Recording No. 201309250031

3. Agreement, including the terms and conditions thereof; entered into;  
By: NW Pipe Corporation  
And Between: S-W Land Company, L.L.C. and Foxhall Company, L.L.C.  
Recorded: July 2, 2002  
Recording No. 200207020122 and re-recorded under Recording No. 200208260142  
Providing: Clearing of trees from pipeline easement  
Affects: Said premises and other property

Note: Partial Relinquishment of Right of Way Contract recorded under:

Recording No. 201309250031

4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

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

In favor of: Northwest Pipeline Corp  
Purpose: Pipelines  
Recording Date: July 2, 2002  
Recording No.: 200207020123  
Affects: Portion of said premises  
Note: Partial Relinquishment of Right of Way Contract recorded under:  
Recording No. 201309250031

5. 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: May 7, 2003  
Recording No. 200305070171, records of Skagit County, Washington  
Providing: Development Agreement  
Affects: Said premises and other property

Said instrument is a re-recording of instrument (s);  
Recorded: March 26, 2003  
Recording No.: 200303260180, records of Skagit County, Washington

AMENDED by instrument(s):  
Recorded: May 7, 2003  
Recording No.: 200305070172, records of Skagit County, Washington

6. 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: February 3, 2004  
Recording No. 200402030145, records of Skagit County, Washington  
Providing: Development Agreement regarding obligations arising from Development Approval  
Affects: Said premises and other property

Said instrument is a re-recording of instrument (s);  
Recorded: January 29, 2004  
Recording No.: 200401290098, records of Skagit County, Washington

AMENDED by instrument(s):  
Recorded: April 3, 2000 and December 21, 2006  
Recording No. 200403020063 and Recording No. 200612210120, records of Skagit County, Washington

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

Granted to: Puget Sound Power & Light Company  
Purpose: Underground electric system, together with necessary appurtenances

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

Recording Date: April 7, 2003  
 Recording No.: 200304070119  
 Affects: Said premises and other property

8. 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: July 18, 2005  
 Recording No.: 200507180165

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

Imposed by: Sauk Mountain View Estates Phase III/IV Homeowners Association etal  
 Recording Date: July 18, 2005  
 Recording No.: 200507180165

10. Agreement, including the terms and conditions thereof; entered into;  
 By: Dukes Hill LLC  
 And Between: Grandview Homes LLC etal  
 Recorded: July 18, 2005  
 Recording No. 200507180168, records of Skagit County, Washington

11. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, 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 the Plat of Sauk Mountain View Estates North Phase 3 And Amended Sauk Mountain View Estates North Phase 3 Lot Line Adjustment:

Recording No: 200508040015  
 Recording No: 200601030159  
 Recording No: 200803070019

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

Granted to: Puget Sound Power & Light Company  
 Purpose: Electric transmission and/or distribution line, together with necessary

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

appurtenance  
Recording Date: November 5, 1985  
Recording No.: 8511050073  
Affects: Portion of said premises

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

In favor of: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: October 17, 2002  
Recording No.: 200210170076  
Affects: Portion of said premises

14. Agreement, including the terms and conditions thereof; entered into;  
By: City of Sedro Woolley  
And Between: Sauk Mountain Village LLC et al  
Recorded: June 9, 2003  
Recording No. 200306090031, records of Skagit County, Washington  
Providing: Development Agreement  
Affects: Said premises and other property

15. Agreement, including the terms and conditions thereof; entered into;  
By: City of Sedro Woolley  
And Between: S-W Land Co., LLC et al  
Recorded: March 29, 2002  
Recording No. 200203290183, records of Skagit County, Washington  
Providing: Annexation Agreement  
Affects: Said premises and other property

16. Agreement, including the terms and conditions thereof; entered into;  
By: Northwest Pipeline Corporation  
And Between: Galen Kindred and Sondra Kindred  
Recorded: June 26, 2002  
Recording No. 200206260088, records of Skagit County, Washington  
Providing: Clearing of trees from pipeline easement

Note: Partial Relinquishment of Right of Way Contract recorded under:

Recording No. 201309250031

17. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Northwest Pipeline Corporation

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

Purpose: Pipelines  
Recording Date: June 26, 2002  
Recording No.: 200206260089  
Affects: Portion of said premises

Note: Partial Relinquishment of Right of Way Contract recorded under:

Recording No. 201309250031

18. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: January 21, 2005  
Recording No.: 200501210100, records of Skagit County, Washington  
In favor of: Sauk Mountain Village, LLC  
For: Ingress, egress and utilities
19. Agreement and Easement, including the terms and conditions thereof; entered into;  
By and Between: Sauk Mountain Village LLC and City of Sedro Woolley  
Recorded: July 18, 2005  
Recording No.: 200507180166, records of Skagit County, Washington
20. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed
- Grantor: J. Elmer Bovey to A. W. Swain  
Recording Date: February 19, 1912  
Recording No.: 89818
- NOTE: This exception does not include present ownership of the above mineral rights.
21. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: United States of America and its assigns  
Purpose: Permanent easement and right of way approximately 15 feet in width, with such additional widths as are necessary to provide for cuts, fills and turnouts and for curves at the angle points  
Recording Date: January 28, 1969  
Recording No.: 722709  
Affects: Not disclosed
22. City of Sedro-Woolley Ordinance No. 1418-02 and the terms and conditions thereof:
- Recording Date: March 29, 2002  
Recording No.: 200203290182

**EXHIBIT "A"**

Exceptions  
(continued)

23. **AGREEMENT REGARDING CONDITIONS OF ANNEXATION AND THE TERMS AND CONDITIONS THEREOF:**
- Between: City of Sedro-Woolley, a Washington Municipal Corporation  
And: SW-Land Company, LLC, a Washington Limited Partnership, et al  
Dated: January 9, 2002  
Recorded: April 2, 2002  
Recording No.: 200204020058
24. **Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:**
- Granted to: Puget Sound Energy Inc.  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: April 23, 2007  
Recording No.: 200704230157
25. **Adjacent Properties Development Agreement and the terms and conditions thereof:**
- Recording Date: April 14, 2010  
Recording No.: 201004140048
26. **Adjacent Properties Development Agreement and the terms and conditions thereof:**
- Recording Date: May 4, 2010  
Recording No.: 201005040070
27. **Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, 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 the Plat of Sauk Mountain View Estates North, Phase 1, Wildflower:**
- Recording No: 200305090001
28. **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**



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

Recording Date: May 9, 2003  
Recording No.: 200305090002

Modification(s) of said covenants, conditions and restrictions

Recording No.: 200406150130  
Recording No.: 200504290152  
Recording No.: 200507180167  
Recording No.: 200508080137  
Recording No.: 200509160050  
Recording No.: 200510260044  
Recording No.: 200601230191  
Recording No.: 200605030049

29. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: The Wolverine Company  
Recording Date: February 1, 1907  
Recording No.: 60673

NOTE: This exception does not include present ownership of the above mineral rights.

30. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: July 17, 1946  
Recording No. 394047, records of Skagit County, Washington  
In favor of: United States of America  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: A strip of land 125 feet in width, the boundaries of said strip lying 62.5 feet distant from, on each side of, and parallel to the survey line of the Arlington-Bellingham transmission line as now located and staked  
Affects: Portion of said plat
31. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: August 7, 1963  
Recording No. 639321, records of Skagit County, Washington  
In favor of: United States of America  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: A strip of land 137.5 feet in width, the boundaries of said strip lying 62.5 feet distant Easterly from and 75 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  
Affects: Portion of said plat

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

32. 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: February 6, 2004  
Recording No.: 200402030144

Said document is a re-recording under Recording No. 200401290096

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

Granted to: Puget Sound Power & Light Company  
Purpose: Underground electric system, together with necessary appurtenances  
Recording Date: February 2, 2004  
Recording No.: 200402020108  
Affects: Portion of said premises

34. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, 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 Sauk Mountain View Estate - North A Planned Residential Development Phase 2:

Recording No: 200401290095

35. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, 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 Sauk Mountain View Estates - North, A Planned Residential Development - Phase IV::

Recording No: 201203220011

36. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, 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,

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

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 Survey:

Recording No: 201602180008

37. 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."

38. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
39. City, county or local improvement district assessments, if any.
40. Assessments, if any, levied by Sedro Woolley.