

When recorded return to:

Jeanne M. Aungst
1238 Arrezo Drive
Sedro Woolley, WA 98284

GNW 22-16123

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jason A. Patterson and Joanna C. Patterson, husband and wife, 4242 Spring St, Apt 20, La Mesa, CA 91941,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Jeanne M. Aungst, 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 17, Sauk Mountain View Estates South, Ph. 3

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): P122931

Dated: 08/24/2022

Jason A. Patterson
Jason A. Patterson
Joanna C. Patterson
Joanna C. Patterson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20223521

Aug 26 2022

Amount Paid \$7205.00
Skagit County Treasurer
By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

STATE OF Washington
COUNTY OF Skagit

This record was acknowledged before me on 24 day of August, 2022 by Jason A. Patterson and Joanna C. Patterson.



Signature

Notary
Title

My commission expires: 09/11/2023

KYLE BEAM
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 210008
COMMISSION EXPIRES 09/11/2023

This notarial act involved the use of communication technology

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 1238 Arrezo Drive, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P122931

Property Description:

LOT 17, SAUK MOUNTAIN VIEW ESTATES SOUTH-A PLANNED RESIDENTIAL DEVELOPMENT
PHASE 3, ACCORDING TO THE PLAT THEREOF RECORDED MAY 26, 2005, UNDER AUDITOR'S FILE
NO. 200505260107, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

EXHIBIT B

22-16123-TJ

1. Reservations contained in deed from the State of Washington, executed by, The Wolverine Company recorded June 28, 1908 in Volume 68 of Deeds, page 357, reserving to Frank Benecke and Marie Benecke, husband and wife, 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.

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. Exceptions and reservations contained in Deed whereby Skagit Realty Company excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has 4. Easement, affecting a portion of the common area for the purpose of maintaining and/or constructing 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 and maintaining 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 instrument dated August 3, 1957 and recorded September 9, 1957, under Auditor's File No. 555867, records of Skagit County, Washington.

6. Easement, affecting a portion of subject property for the purpose of constructing and maintaining pipelines, 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 and other property, for the purpose of utilities, drainage and sewer lines, 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. 200304071119.

18. Easement, affecting a portion of subject property for the purpose of ingress, egress and utilities, including terms and provisions thereof granted to present and future owners of said land, recorded November 5, 1979 as Auditor's File No. 7911050071.

9. 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 18, 1990 as Auditor's File No. 9004180059.

10. Agreement, regarding access road usage and the terms and provisions thereof between Betty Bolton and TNT Construction, Inc., recorded June 11, 1980 as Auditor's File No. 8006110010

11. Agreement, affecting a portion of subject property providing authorization of specific encroachment and the terms and provisions thereof between Northwest Pipeline Corporation and John A. Lange and Gayle Lange,

Statutory Warranty Deed
LPB 10-05

recorded October 10, 2001 as Auditor's File No. 200110100109.

12. Agreement, regarding development conditions 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, June 9, 2003, June 30, 2003 and January 29, 2004 as Auditor's File No's. 200305070171, 200305070172, 200306090031, 200306300001 and 200401290098.

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

13. Easement, affecting a portion of subject property for the purpose of drainage, including terms and provisions thereof granted to John Lange and Gayle Lange, their heirs and all future owners, successors or assigns, recorded July 20, 2005 as Auditor's File No. 200507200156.

14. Easement, affecting a portion of subject property for the purpose of drainage, including terms and provisions thereof granted to John Lange and Gayle Lange, their heirs and all future owners, successors or assigns, recorded July 20, 2005 as Auditor's File No. 200507200157.

15. Easement, affecting a portion of subject property for the purpose of grading, including terms and provisions thereof granted to John Lange and Gayle Lange, their heirs and all future owners, successors or assigns, recorded July 20, 2005 as Auditor's File No. 200507200158.

16. Easement, affecting a portion of subject property for the purpose of grading, including terms and provisions thereof granted to John Lange and Gayle Lange, their heirs and all future owners, successors or assigns, recorded July 20, 2005 as Auditor's File No. 200507200159.

17. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin, recorded May 19, 2015 as Auditor's File No. 201505190051.

Said covenants replace and supercede all previous covenants and amendments.

18. 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 Sauk Mountain View Estates – South-A Planned Residential Development Phase 3, recorded May 26, 2005 as Auditor's File No. 200505260107.

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

19. Terms and conditions of Articles of Incorporation and Bylaws of Sauk Mountain Estates South, 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.

20. Declaration of easement, affecting a portion of Lots 7-18, including the terms and provisions thereof recorded October 27, 2006 as Auditor's File No. 200610270089.