

**When recorded return to:**  
Raymond Rivera  
1448 Vecchio Court  
Sedro Woolley, WA 98284

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**  
*620053194*

Escrow No.: 620053194

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20224795

Dec 05 2022

Amount Paid \$6404.20  
Skagit County Treasurer  
By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) RealTrust IRA Alternatives, LLC, FBO Megan Anderson IRA and Megan Anderson, 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 Raymond Rivera, an unmarried person and Arond Schiltz, an unmarried person

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.13 & PTN TRACT B, SAUK MOUNTAIN VIEW ESTATES SOUTH - PHASE 2, A PLANNED RESIDENTIAL DEVELOPMENT, REC NO. 200401290101

Tax Parcel Number(s): P121317 / 4830-000-013-0000, P121330 / 4830-000-999-0100

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: November 23, 2022

RealTrust IRA Alternatives, LLC, FBO Megan Anderson IRA

BY: \_\_\_\_\_  
Rachael Gorman  
Authorized Signor  
*[Signature]*  
\_\_\_\_\_  
Megan Anderson

State of Washington

County of Skagit

This record was acknowledged before me on \_\_\_\_\_  
\_\_\_\_\_ of RealTrust IRA Alternatives, LLC, FBO Megan Anderson IRA.

\_\_\_\_\_  
(Signature of notary public)  
Notary Public in and for the State of \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

State of Washington

County of Skagit

This record was acknowledged before me on December 1, 2022 by Megan Anderson.

*[Signature]*  
\_\_\_\_\_  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 7-25-2024



**STATUTORY WARRANTY DEED**  
(continued)

Dated: November 23, 2022

RealTrust IRA Alternatives, LLC, FBO Megan Anderson IRA

BY: *[Signature]*  
Rachael Gorman  
Authorized Signor

\_\_\_\_\_  
Megan Anderson

State of NV

County of Clark

This record was acknowledged before me on December 1, 2022 by Rachael Gorman as Authorized Signor of RealTrust IRA Alternatives, LLC, FBO Megan Anderson IRA.

*[Signature]*  
(Signature of notary public)  
Notary Public in and for the State of NV  
My appointment expires: 3/3/2024



State of \_\_\_\_\_

County of \_\_\_\_\_

This record was acknowledged before me on \_\_\_\_\_ by Megan Anderson.

\_\_\_\_\_  
(Signature of notary public)  
Notary Public in and for the State of \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P121317 / 4830-000-013-0000 and P121330 / 4830-000-999-0100**

LOT 13, SAUK MOUNTAIN VIEW ESTATES SOUTH - PHASE 2, A PLANNED RESIDENTIAL DEVELOPMENT, RECORDED ON JANUARY 29, 2004, UNDER RECORDING NO. 200401290101, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH AN UNDIVIDED 50% INTEREST IN TRACT B, SAUK MOUNTAIN VIEW ESTATES SOUTH - PHASE 2, A PLANNED RESIDENTIAL DEVELOPMENT, RECORDED ON JANUARY 29, 2004, UNDER RECORDING NO. 200401290101, RECORDS OF SKAGIT COUNTY, WASHINGTON.

BOTH SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s):
  - Recording Date: June 6, 1946
  - Recording No.: 392628, records of Skagit County, Washington
  - Recording Date: July 17, 1946
  - Recording No.: 394047, records of Skagit County, Washington
  - In favor of: The United States of America
  - For: One or more lines of electric power transmission structures and appurtenant signal lines
  - 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, including the terms and conditions thereof, granted by instrument(s):
  - Recording Date: August 7, 1963
  - Recording No.: 639321, records of Skagit County, Washington
  - In favor of: The United States of America
  - For: One or more lines of electric power transmission structures and appurtenant signal lines
  - 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, including the terms and conditions thereof, granted by instrument(s):
  - Recording Date: June 20, 1945
  - Recording No.: 381240, records of Skagit County, Washington
  - In favor of: Puget Sound Power & Light Company
  - For: Electric transmission and/or distribution line, together with necessary appurtenances
  - Affects: Portion in Southeast Quarter of the Northwest Quarter
  
4. Easement, including the terms and conditions thereof, granted by instrument(s):
  - Recording Date: November 5, 1979
  - Recording No.: 7911050071, records of Skagit County, Washington
  - In favor of: Present and future owners of land
  - For: Ingress, egress and utilities
  - Affects: A 60-foot strip of land in the portion of the Southeast Quarter of the Northwest Quarter
  
5. Easement, including the terms and conditions thereof, granted by instrument(s):
  - Recording Date: April 18, 1990

**EXHIBIT "B"**Exceptions  
(continued)

Recording No.: 9004180059, records of Skagit County, Washington  
 In favor of: Puget Sound Power & Light Company  
 For: Electric transmission and/or distribution line, together with necessary appurtenances  
 Affects:

Commencing at the Northwest corner of the above described Parcel;  
 Thence South 00°38'43" East a distance of 279.87 feet along the West line thereof to the center of an existing transmission line and the true point of beginning of this centerline description;  
 Thence South 55°26'45" East a distance of 273.58 feet;  
 Thence South 40°20'02" East a distance of 867.53 feet to a point on the Northerly line of the Northern Pacific Railway right-of-way and the terminus of this centerline description.  
 Right-of-Way No. 2: (For overhang or undergrounding of Facilities only)

6. Exceptions and reservations contained in Deed whereby the Grantor 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 been made for full payment of all damages sustained by reason of such entry;  
 Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed:

From: Skagit Realty Company  
 Recording Date: October 23, 1915  
 Recording No.: 110291, records of Skagit County, Washington  
 Affects: Portion in the Southeast Quarter of the Northwest Quarter  
 As Follows: Excepting and reserving, however, all mineral and mineral oils in or under any of said land, without, however, any right in, to or upon the surface of any of said land

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

7. Exceptions and reservations contained in Deed whereby the Grantor 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 been made for full payment of all damages sustained by reason of such entry;  
 Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed:

From: The State of Washington  
 Recording Date: July 28, 1908  
 Recording No.: 68626, records of Skagit County, Washington  
 Executed By: The Wolvering Company  
 Affects: Portion in the Southwest Quarter of the Northeast Quarter  
 As Follows: Excepting and reserving unto grantor, its successors and assigns, all mineral and mineral oils in, or under any of said lands, whether said mineral or mineral oils are

**EXHIBIT "B"****Exceptions  
(continued)**

now known, or shall hereafter be discovered; without however any right in, to or  
upon the surface of any of said lands

## 8. Exceptions and reservations as contained in Deed:

From: C.A. Wicker, a bachelor  
Recording Date: September 26, 1912  
Recording 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.

## 9. Easement, including the terms and conditions thereof, disclosed by instrument(s):

Recording Date: February 26, 1935  
Recording No.: 267764, records of Skagit County, Washington  
In favor of: Drainage District No. 14 of Skagit County Washington  
For: Right of way for drainage ditch purposes. Together with right of ingress  
and egress  
Affects: Portion in the Southwest Quarter of the Northeast Quarter and other  
property .

## 10. Easement, including the terms and conditions thereof, disclosed by instrument(s):

Recording Date: September 14, 1956  
Recording No.: 541476, records of Skagit County, Washington  
In favor of: Pacific Northwest Pipeline Corporation  
For: Constructing, maintaining, etc. pipeline or pipelines  
Affects: Portion in the Southwest Quarter of the Northeast Quarter and other  
property

## 11. Easement, including the terms and conditions thereof, disclosed by instrument(s):

Recording Date: November 26, 1956  
Recording No.: 544543, records of Skagit County, Washington  
In favor of: Cascade Natural Gas Corporation  
For: Constructing, maintaining, etc. Pipeline or pipelines  
Affects: Portion in the Southwest Quarter of the Northeast Quarter and other  
property

Said instrument was corrected by instrument dated August 3, 1957, and recorded September

**EXHIBIT "B"**Exceptions  
(continued)

9, 1957, under Recording No. 555867, records of Skagit County, Washington.

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

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

13. By-Laws of Sauk Mountain Estates Maintenance Association, and the terms and conditions thereof:

Recording Date: April 25, 1989  
Recording No.: 8904250035

14. Provisions contained in the articles of incorporation and bylaws of Sauk Mountain Estates Maintenance Association, including any liability to assessment lien.

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

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

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

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

17. Easement, including the terms and conditions thereof, created by instrument(s):

Recording Date: July 5, 2002  
Recording No.: 200207050100, records of Skagit County, Washington  
In favor of: Northwest Pipeline Corporation  
For: Pipeline and related rights  
Affects: Portion in the Northeast Quarter

18. Easement, including the terms and conditions thereof, created by instrument(s):



**EXHIBIT "B"**  
Exceptions  
(continued)

Recording Date: July 25, 2002  
Recording No.: 200207250019, records of Skagit County, Washington  
In favor of: John A. Lange and Gayle Lange  
For: Utilities, Drainage, Sewer lines, etc.  
Affects: This and other property

19. Easement, including the terms and conditions thereof, granted by instrument(s):

Recording Date: April 7, 2003  
Recording No.: 200304070119, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc.  
For: Electric transmission and/or distribution line, together with necessary appurtenances

20. 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.: 200305070172, records of Skagit County, Washington  
Providing: Development conditions and provisions

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

And & Between: City of Sedro Woolley, et al  
Recording Date: May 7, 2003  
Recording No.: 200305070171, records of Skagit County, Washington  
Providing: Development conditions and provisions

Said instrument is a re-recording of instrument:

Recording Date: March 26, 2003  
Recording No.: 200303260180, records of Skagit County, Washington

22. 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  
Recording No.: 200306090031, records of Skagit County, Washington  
Providing: Development conditions and provisions

AMENDED by instrument(s):

Recording Date: June 30, 2003  
Recording No.: 200306300001, records of Skagit County, Washington

**EXHIBIT "B"**Exceptions  
(continued)

23. 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: June 9, 2003  
Recording No.: 200306090033, records of Skagit County, Washington  
Executed By: John and Gayle Lange

AMENDED by instrument(s):

Recording Date: June 30, 2003  
Recording No.: 200306300001

Recording Date: January 28, 2004  
Recording No.: 200401280120

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

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

25. 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 South - Phase 2, a Planned Residential Development:

Recording No.: 200401290101

Affidavit of Correction and Clarification recorded March 2, 2004 in Recording No. 200403020062.

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

**EXHIBIT "B"**

Exceptions  
(continued)

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

27. Developer's Indemnification of Future Owners, and the terms and conditions thereof:

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

28. Declaration of Easement for Utilities including the terms, covenants and provisions thereof

Recording Date: March 8, 2004  
Recording No.: 200403080185

29. By-Laws of Sauk Mountain View Estates South Homeowners Association, and the terms and conditions thereof:

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

30. Provisions contained in the articles of incorporation and bylaws of Sauk Mountain View Estates South Homeowners Association, including any liability to assessment lien.

31. 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

**EXHIBIT "B"**

Exceptions  
(continued)

NR Lands."

32. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
33. Assessments, if any, levied by City of Sedro Woolley.