

When recorded return to:

Makenna Johansen and Carter Overmiller
1336 Cascadia Drive
Sedro-Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20249701
Feb 28 2024
Amount Paid \$8101.00
Skagit County Treasurer
By Kaylee Oudman Deputy

GNW 24-19965

STATUTORY WARRANTY DEED

THE GRANTOR(S) Joshua Adam Gaskill and Rachel Nichole Gaskill, a married couple, 7660 Renic Drive, Sedro-Woolley, WA 98284, *Rachael*

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Makenna Johansen, an unmarried person, and Carter Overmiller, an unmarried person

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 15, SAUK MOUNTAIN VIEW ESTATES NORTH - A PLANNED RESIDENTIAL DEVELOPMENT
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): P121350

Dated: Feb 26, 2024

[Signature]

Joshua Adam Gaskill

[Signature]

Rachel Nichole Gaskill
Rachael

Statutory Warranty Deed
LPB 10-05

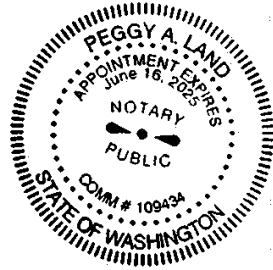
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 26 day of February, 2024 by Joshua Adam Gaskill and Rachel Nichole Gaskill.

Peggy A. Land
Signature

Notary
Title

My commission expires: June 16, 2024
*5



Statutory Warranty Deed
LPB 10-05

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 1336 Cascadia Drive, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P121350

Property Description:

Lot 15, SAUK MOUNTAIN VIEW ESTATES NORTH - A PLANNED RESIDENTIAL DEVELOPMENT
PHASE 2, according to the plat thereof recorded January 29, 2004 under Auditor's File No. 200401290095, records
of Skagit County, Washington.

EXHIBIT B

24-19965-KH

9. Reservations contained in deed from the State of Washington, executed by, the Wolverine Company and recorded February 1, 1907, under Auditor's File No. 60673, reserving to The Wolverine Company, 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.

10. Easement, affecting a portion of subject property for the purpose of power lines including terms and provisions thereof granted to The United States of America recorded July 17, 1946 as Auditor's File No. 394047

11. Easement, affecting a portion of subject property for the purpose of ingress, egress, utilities and provisions therein, granted to Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co., recorded September 20, 1955 as Auditor's File No. 525118.

12. Easement, affecting a portion of subject property for the purpose of ingress, egress, utilities including terms and provisions thereof granted to United States of America, and its assigns and recorded August 7, 1963 as Auditor's File No. 639321.

13. Terms and conditions of an agreement regarding conditions of annexation on January 9, 2002 and recorded March 29, 2002 as Auditor's File No. 200203290183.

14. Easement affecting a portion of subject property for ingress, egress, utilities and provisions therein, granted to Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co. on March 21, 2003, and recorded April 7, 2003 as Auditor's File No. 200304070119.

15. Terms and conditions of development agreement on May 26, 2002 and recorded May 7, 2003 as Auditor's File No. 200305070171 and amended by documents recorded under Auditor's File No. 200305070172 and 200306090031.

Said instrument is a re-recording of instrument recorded under Auditor's File No. 200303260180 and amended by documents recorded under Auditor's File No. 200305070172 and 200306090031.

16. 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 North A Planned Unit Development Phase 2, recorded January 29, 2004 as Auditor's File No. 200401290095.

17. TERMS AND CONDITIONS OF AGREEMENT BETWEEN OWNER AND CITY OF SEDROWOLLEY AMENDING A DEVELOPMENT AGREEMENT REGARDING OBLIGATIONS ARISING FROM DEVELOPMENT APPROVAL:

Dated: January 29, 2004 Recorded: January 29, 2004 Auditor's No.: 200401290098

18. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation Dated: January 26, 2004 Recorded: February 2, 2004 Auditor's No.: 200402020108 Purpose: Underground electric system, together with necessary appurtenances Area Affected: As constructed

19. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Dukes Hill, LLC., dated January 29, 2004 and recorded February 3, 2004, as Auditor's File No. 200402030144.

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20. Agreement, regarding adjacent properties development agreement and the terms and provisions thereof between Grandview Homes, LLC and Duke Hill, LLC., recorded April 14, 2010 as Auditor's File No. 201004140048.

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Statutory Warranty Deed
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