

When recorded return to:
Jessica Diane Huffman
1223 Arezzo Dr
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

2150 North 107th St., Suite 310
Seattle, WA 98133

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20240742

May 28 2024

Amount Paid \$7525.00

Skagit County Treasurer

By BELEN MARTINEZ Deputy

Escrow No.: 0271595-OC

STATUTORY WARRANTY DEED

THE GRANTOR(S) Juan Manuel Ramirez Larios, 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 Jessica Huffman, an unmarried person and Tayler Wortner, an unmarried person and Tyler Rasmussen, an unmarried person

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

LOT 21, 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. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P122935

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 4/30/24

Juan Manuel Ramirez Larios
Juan Manuel Ramirez Larios

State of Washington
County of Kitsap

This record was acknowledged before me on April 30, 2024 by Juan Manuel Ramirez Larios.

SABRINA K. WASTWEET

Sabrina K. Wastweet
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 1/9/25

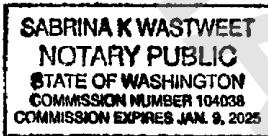


EXHIBIT "A"
Exceptions

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully incorporated herein.

1. 1. 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: June 28, 1908
Recording No.: 68626
The Company makes no representations about the present ownership of these reserved and excepted interests.

2. 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: C.A. Wicker, a bachelor
Recording Date: September 26, 1912
Recording No.: 93017
The Company makes no representations about the present ownership of these reserved and excepted interests.

3. 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: Skagit Realty Company
Recording Date: October 23, 1915
Recording No.: 110291
The Company makes no representations about the present ownership of these reserved and excepted interests.

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

In favor of: 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

5. 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, a Massachusetts corporation
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: June 20, 1945
Recording No.: 381240
Affects: Portion in Southeast Quarter of the Northwest Quarter

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

In favor of: The United States of America
Purpose: One or more lines of electric power transmission structures and appurtenant signal lines
Recording Date: June 5, 1946 and July 17, 1946
Recording No.: 392628
Recording No.: 394047
Affects: Portion of said premises

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

In favor of: Pacific Northwest Pipeline Corporation
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

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

EXHIBIT "A"
Exceptions
(continued)

document:
In favor of: 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

Said instrument was corrected by instrument dated August 3, 1957, and recorded September 9, 1957, under Recording No. 555867, records of Skagit County, Washington.

9. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
In favor of: United States of America
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: June 19, 1963
Recording No.: 637410
Affects: Portion of said premises

10. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
In favor of: 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: Portion of said premises

11. 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: Northern Pacific Railway Company, a corporation
Recording Date: July 31, 1968
Recording No.: 716483
The Company makes no representations about the present ownership of these reserved and excepted interests.

12. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
In favor of: United States of America
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: January 30, 1969
Recording No.: 722786
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: Present and future owners of land
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 Southeast Quarter of the Northwest Quarter

14. Agreement and the terms and conditions thereof:

Executed by: Betty Bolton and TNT Construction, Inc.
Recording Date: June 11, 1980
Recording No.: 8006110010
Providing: Usage of access road

15. 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: April 18, 1990
Recording No.: 9004180059
Affects: Portion of said premises

EXHIBIT "A"

Exceptions
(continued)

16. Agreement and the terms and conditions thereof:
Executed by: Northwest Pipeline Corporation and John A. Lange and Gayle Lange
Recording Date: October 10, 2001
Recording No.: 200110100109
Providing: Authorization for specific encroachment
Affects: Portion in the Southwest Quarter of the Northeast Quarter

17. City of Sedro-Woolley Ordinance No. 1418-02 and the terms and conditions thereof:
Recording Date: March 29, 2002
Recording No.: 200203290182

18. Agreement and the terms and conditions thereof:
Executed by: City of Sedro-Woolley, a Washington municipal corporation and SW-Land Company, LLC, a Washington Limited Partnership, et al
Recording Date: April 2, 2002
Recording No.: 200204020058

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

In favor of: Northwest Pipeline Corporation
Purpose: Pipeline and related rights
Recording Date: July 5, 2002
Recording No.: 200207050100
Affects: Portion of the Northeast Quarter

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

In favor of: John A. Lange and Gayle Lange
Purpose: Utilities, Drainage, Sewer lines, etc.
Recording Date: July 25, 2002
Recording No.: 200207250019
Affects: Said premises and other property

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

In favor of: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: April 7, 2003
Recording No.: 200304070119
Affects: Portion of said premises

22. Agreement and the terms and conditions thereof:
Executed by: City of Sedro Woolley, et al
Recording Date: May 7, 2003
Recording No.: 200305070171
Regarding: Development, conditions and provisions

23. Agreement and the terms and conditions thereof:
Executed by: Sauk Mountain Village, L.L.C., et al and City of Sedro Woolley, et al
Recording Date: May 7, 2003
Recording No.: 200305070172
Regarding: Development, conditions and provisions Agreement and the terms and conditions thereof: Executed by: John and Gayle Lange, et al and City of Sedro Woolley, et al
Recording Date: June 9, 2003
Recording No.: 200306090031
Regarding: Development, conditions and provisions
The above mentioned Agreement is amended under Recording No. 200306300001.

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,

EXHIBIT "A"
Exceptions
(continued)

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 South a Planned Residential Development:
Recording No: 200306090032

26. 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

Modification(s) of said covenants, conditions and restrictions
Recording Date: 27. June 30, 2003
Recording No.: 200306300001

27. 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, South, Homeowners Association
Recording Date: June 9, 2003
Recording No.: 200306090033

28. Agreement and the terms and conditions thereof:

Executed by: City of Sedro Woolley and Dukes Hill, L.L.C. a Washington limited liability company, et al
Recording Date: January 29, 2004
Recording No.: 200401290098
Providing: Affects: Development Agreement regarding obligations arising from Development Approval
Affects: Said premises and other property
The above mentioned Agreement is re-recording under Recording No. 200402030145.

29. 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 South, a Planned Residential Development Phase 3:
Recording No: 200505260107 30.

30. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
In favor of: John Lange and Gayle Lange, their heirs and all future owners, successors or assigns
Purpose: Drainage
Recording Date: July 20, 2005
Recording No.: 200507200156
Affects: Portion of said premises

31. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
In favor of: John Lange and Gayle Lange, their heirs and all future owners, successors or assigns
Purpose: Drainage
Recording Date: July 20, 2005
Recording No.: 200507200157
Affects: Portion of said premises

EXHIBIT "A"Exceptions
(continued)

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

In favor of: John Lange and Gayle Lange, their heirs and all future owners, successors or assigns

Purpose: Grading

Recording Date: July 20, 2005

Recording No.: 200507200158

Affects: Portion of said premises

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

In favor of: John Lange and Gayle Lange, their heirs and all future owners, successors or assigns

Purpose: Grading

Recording Date: July 20, 2005

Recording No.: 200507200159

Affects: Portion of said premises

34. By-Laws of Sauk Mountain View Estates South, Homeowners Association and the terms and conditions thereof: Recording Date: Recording No.: May 19, 2015 201505190051

35. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

36. 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."

37. Assessments, if any, levied by Sedro Woolley.

39. City, county or local improvement district assessments, if any.

41. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

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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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated April 04, 2024
between Jessica Huffman, Tayler Wortner and Tyler Alan Rasmussen ("Buyer")
Buyer Buyer
and Juan Manuel Larios ("Seller")
Seller Seller
concerning 1223 Arrezo Dr 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.

Authenticator: Jessica Huffman 04/04/2024
Buyer Date

Authenticator: Juan Manuel Ramirez Larios 04/06/24
Seller Date

Authenticator: Tayler Wortner 04/04/2024
Buyer Date

Seller Date

Authenticator: [Signature] 04/04/24
Buyer Date