

When recorded return to:

Derick Farr and Ashley Otto
1498 Arrowhead Road
Camano, WA 98282

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20240752

May 29 2024

Amount Paid \$7285.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 24-20487-KH

THE GRANTOR(S) **William Henry Johnson, an unmarried person**, 1660 South Walnut Street, Apt 340,
Burlington, WA 98233,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to **Derick Farr and Ashley Otto, a married couple**

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

Lot 9, SAUK MOUNTAIN VIEW ESTATES-SOUTH, A PLANNED RESIDENTIAL DEVELOPMENT,
according to the plat thereof recorded June 9, 2003, under Auditor's File No. 200306090032, records of Skagit
County, Washington

Abbreviated legal description: Property 1:
Lot 9, SAUK MOUNTAIN VIEW ESTATES-SOUTH

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 "A"
attached hereto

Tax Parcel Number(s): P120670/4819-000-009-0000

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Dated: 5-21-2024

William Henry Johnson
William Henry Johnson

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 21st day of May, 2024 by William Henry Johnson.

Scottia Bentley
Signature

Notary
Title

My commission expires: 05/10/27

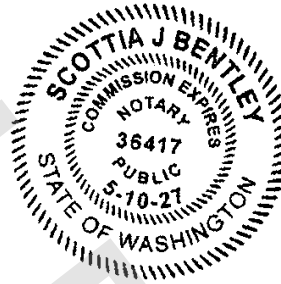


EXHIBIT A

24-20487-KH

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
3. (A) Unpatented mining claims.
(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.
(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.
(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.
5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)
6. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)
7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)
8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)
9. 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 June 6, 1946 and July 17, 1946 as Auditor's File No's. 392628 and 394047
10. Easement, affecting a portion of subject property for the purpose of One or more lines of electric power transmission structures and appurtenant signal lines including terms and provisions thereof granted to The United States of America recorded August 7, 1963 as Auditor's File No. 639321
11. 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 June 20, 1945 and April 18, 1990 as Auditor's File No's. 381240 and 9004180059.
12. Exceptions and reservations contained in Deed whereby Skagit Realty Company excepts and reserves all

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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 recorded October 23, 1915 as Auditor's File No. 110291.

13. Exceptions and reservations contained in Deed whereby The State of Washington 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 recorded July 28, 1908 as Auditor's File No. 68626.

14. Easement, affecting a portion of subject property for the purpose of drainage, including terms and provisions thereof granted to Drainage District No. 14 of Skagit County Washington, their heirs and all future owners, successors or assigns, recorded February 26, 1935 as Auditor's File No. 267764.

15. 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.

16. 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. Authorization for encroachment of the driving range netting recorded October 10, 2001 under Auditor's File No. 200110100109. 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.

17. 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.

18. 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.

19. 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.

20. Agreements, 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, February 3, 2004 and February 13, 2004 as Auditor's File Nos. 200305070171, 200305070172, 200306090031, 200306300002, 200402030145 and 200402130064. Developer's Indemnification of Future Owners recorded November 7, 2003 under Auditor's File No. 200311070175.

21. 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, recorded June 9, 2003 as Auditor's File No. 200306090032.

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

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

22. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: June 9, 2003

Auditor's No.: 200306090033

Executed By: John and Gayle Lange

Amended by those instruments recorded under Skagit County Auditor's File Nos. 200306300001, 200401280120 and 200403020062. Said covenants affect 96 residential lots in the subject property.

23. 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 contain the following statement:

"Declaration of Easements, Reservations, and Restrictive Covenants of Sauk Mountain View Estates South are restated in full, and are true and correct through the date of recording, including amendments at the January 30, 2015 HOA meeting of Sauk Mountain View Estates South Homeowner's Association, which incorporate and supersede all prior amendments therefor."

24. 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.

25. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded on September 30, 2004 and November 13, 2017 as Auditor's File Nos. 200409300192 and 201711130178.

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

26. Any tax, fee, assessments or charges as may be levied by Sauk Mountain View Estates South Homeowners Association.

End of Exhibit A