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08/06/2024 02:36 PM Pages: 1 of 6 Fees: \$308.50
Skagit County Auditor, WA

WHEN RECORDED RETURN TO:

Name: Valerie Destiny Conklin and Justin Matthew Clayton
Address: 14051 Palatine Ave N
Seattle, WA 98133

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20241675

Aug 06 2024

Amount Paid \$5924.99
Skagit County Treasurer
By Lena Thompson Deputy

Escrow Number: 821993RT

Filed for Record at Request of: *Rainier Title, LLC*

212291-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S), Ewing Property Management LLC, A Washington Limited Liability Company for and in consideration of Ten dollars and Zero cents (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to Valerie Destiny Conklin and Justin Matthew Clayton, a married couple, a married couple the following described real estate, situated in the County of Skagit, State of Washington:

Lot 16, "SAUK MOUNTAIN VIEW ESTATES NORTH, A PLANNED RESIDENTIAL DEVELOPMENT, PHASE I, WILDFLOWER," RECORDED ON May 9, 2003, under Auditor's File No. 200305090001, records of Skagit County, Washington.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

Subject to: See attached Exhibit A, which is made a part hereof by this reference.

Abbreviated Legal: Lot 16, Sauk Mountain view Estates North, Phase I, Wildflower

Tax Parcel Number(s): 4813-000-016-000 P120321

Dated: *August 4, 2024*

LPB 10-05 (r-l)

This page is attached to and made a part of the Statutory Warranty Deed

R, individually
Rachel Ewing, As Member and Individually

N, individually
Nathaniel Ewing, As Member and Individually

STATE OF Washington

COUNTY OF Skagit

This record was acknowledged before me on _____ by Rachael Ewing and Nathaniel Ewing, as Member of the Ewing Property Management LLC.

Name:
My Commission Expires:

Dated:

See Notary Page

STATE OF Washington

COUNTY OF

This record was acknowledged before me on _____ by Rachael Ewing and Nathaniel Ewing, individually.

Name:
My Commission Expires:

This page is attached to and made a part of the Statutory Warranty Deed

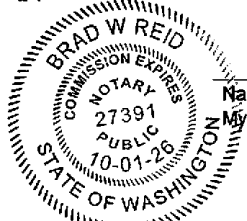
Rachel Ewing, member
Rachel Ewing, As Member and Individually

Nathaniel Ewing, member
Nathaniel Ewing, As Member and Individually

STATE OF Washington

COUNTY OF Skagit

This record was acknowledged before me on *August 4, 2024* by Rachael Ewing and Nathaniel Ewing, as Member of the Ewing Property Management LLC.



Brad W Reid
Name: *Brad W Reid*
My Commission Expires: *10-01-2026*

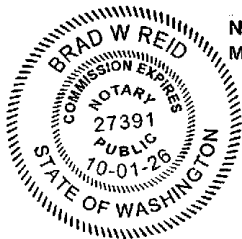
Dated:

Aug 4, 2024

STATE OF Washington

COUNTY OF

This record was acknowledged before me on *Aug 4, 2024* by *Rachael Ewing and Nathaniel Ewing*, *individually, individually*



Brad W Reid
Name: *Brad W Reid*
My Commission Expires: *10-01-2026*

Exhibit A

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenance
Area Affected: Said plat
Recorded: November 5, 1985
Auditor's No.: 8511050073

2. Terms and conditions of City of Sedro-Woolley Ordinance No. 1418-02 as recorded March 29, 2002, under Auditor's File No. 200203290182.
3. AGREEMENT REGARDING CONDITIONS OF ANNEXATION AND THE TERMS AND CONDITIONS THEREOF:
Between: City of Sedro-Woolley, a Washington Municipal Corporation
And: S-W Land Company, LLC, a Washington Limited Partnership, et al
Dated: January 9, 2002
Recorded: April 2, 2002
Auditor's No.: 200204020058

NOTE: Said Agreement is a re-record of Agreement recorded on March 29, 2002, under Auditor's File No. 200203290183.

4. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
Grantee: Puget Sound Energy, Inc., a Washington Corporation
Purpose: The right to construct, operate, maintain, repair, replace, improve, remove, enlarge, and use the Easement Area for one or more utility systems for purposes of transmission, distribution and sale of gas and electricity, together with the right of access over and across said Property to enable Grantee to exercise its rights hereunder.
Area Affected: That portion of the Property (the "Easement Area" herein) that is ten (10) feet in width having five (5) feet of such width on each side of the centerline of Grantee's systems located as constructed or to be constructed, extended or relocated on the Property, except those portions of the Property occupied by building footings, foundations, and/or subsurface structures.
Dated: October 11, 2002
Recorded: October 17, 2002
Auditor's No.: 200210170076
5. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
Between: City of Sedro Woolley
And: Dukes Hill, L.L.C., a Washington limited liability company, et al
Recorded: May 7, 2003
Auditor's No.: 200305070171
Regarding: Development Agreement
Affects: Said premises and other property

Said instrument is a re-recording of instrument:
Recorded: March 26, 2003
Auditor's File No.: 200303260180

AMENDED BY INSTRUMENTS:

Dated: April 29, 2003, May 31, 2003, and January 29, 2004
Recorded: May 7, 2003, June 9, 2003, and February 3, 2004
Auditor's Nos.: 200305070172, 200306090031 and 200402030145, respectively

6. COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS CONTAINED IN DECLARATION(S) OF RESTRICTIONS, BUT OMITTING ANY COVENANT, CONDITION OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (a) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (b) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAP PERSONS:

Recorded: May 9, 2003

Auditor's Nos.: 200305090002

AMENDED BY INSTRUMENTS:

Recorded: June 15, 2004, April 29, 2005, July 18, 2005, August 8, 2005, September 16, 2005, October 26, 2005 and January 23, 2006

Auditors Nos.: 200406150130, 200504290152, 200507180167, 200508080137, 200509160050, 200510260044, 200601230191 and 200605030049

7. COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS CONTAINED IN INSTRUMENT(S), BUT OMITTING ANY COVENANT OR RESTRICTIONS, IF ANY, 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 LAW OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTIONS PERMITTED BY LAW:

Recorded: July 18, 2005

Auditor's Nos.: 200507180165

8. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

By and Between: Sauk Mountain Village, L.L.C., a Washington Limited Liability Company and Sauk Mountain View Estate North - Phase III/IV Homeowners Association

Purpose: Critical Protection Area and Conservation Easement

Recorded: July 18, 2005

Auditor's No.: 200507180166

9. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Lot owners

Purpose: Exclusive use easement for driveways and detached garages

Area Affected: Said premises and other property

Recorded: February 24, 2006

Auditor's No.: 200602240144

10. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:

Plat/Short Plat: Sauk Mountain View Estates North Phase I - Wildflower

Recorded: May 9, 2003

Auditor's No.: 200305090001

11. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: City of Sedro-Woolley
And: Dukes Hill, L.L.C., a Washington limited liability company, et al
Recorded: February 3, 2004
Auditor's No.: 200402030145
Providing: Development Agreement regarding obligations arising from Development approval
Affects: Said premises and other property

Said instrument is a re-recording of instrument recorded January 29, 2004, under Auditor's File No. 200401290098.

AMENDED BY INSTRUMENT:

Recorded: April 3, 2000
Auditor's No.: 200403020063

12. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: City of Sedro-Woolley
And: Sauk Mountain Village LLC, et al
Recorded: June 9, 2003
Auditor's No.: 200306090031

13. Buyer is aware that the property may be subject to the Skagit County right to Farm Ordinance, Skagit County Code section 14.48, which states:

"If your real property is adjacent to property used for agricultural operations or included within an area zoned for agricultural purposes, you may be subject to inconveniences or discomforts arising from such operations, INCLUDING BUT NOT LIMITED TO NOISE, ODORS, FLIES, FUMES, DUST SMOKE THE OPERATION OF MACHINERY OF ANY KIND DURING ANY 24 HOUR PERIOD (INCLUDING AIRCRAFT), THE STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, state, and federal laws.

14. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations including, but not limited to, noise, odors, fumes, dust, flies, and other associated pests, the operation of machinery of any kind, during any 24 hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance. Recorded June 20, 2006 under Auditor's File No. 200606200097.