

**When recorded return to:**  
Mason Dwight Lutz and Lourdes Lutz  
1237 Arrezo Drive  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20243388  
**Dec 23 2024**  
Amount Paid \$7349.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

4100 194th St. SW, #230  
Lynnwood, WA 98036

Chicago Title  
500155549

Escrow No.: 500155549

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Dobyns Family LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Mason Dwight Lutz and Lourdes Lutz, married to each other

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

LOT 27, 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): P122941 / 4860-000-027-0000

Subject to:

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

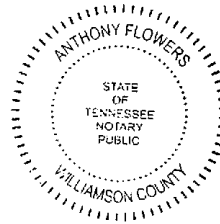
**STATUTORY WARRANTY DEED**  
(continued)

Dated: December 20, 2024

Dobyns Family LLC, a Washington limited liability company

BY: Matthew D JohnsonMatthew D Johnson  
MemberState of TennesseeCounty of WilliamsonThis record was acknowledged before me on December 21, 2024 by Matthew D Johnson  
as Member of Dobyns Family LLC, a Washington limited liability company.

(Signature of notary public)

Notary Public in and for the State of TNMy appointment expires: 4-3-2027

**EXHIBIT "A"**  
Exceptions

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

**EXHIBIT "A"****Exceptions  
(continued)**

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 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

**EXHIBIT "A"**

Exceptions  
(continued)

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

**EXHIBIT "A"**Exceptions  
(continued)

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

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.

**EXHIBIT "A"****Exceptions  
(continued)**

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

24. 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, 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

**EXHIBIT "A"****Exceptions  
(continued)**

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: 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: 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

**EXHIBIT "A"**

**Exceptions  
(continued)**

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
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: May 19, 2015  
Recording No.: 201505190051
35. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands

**EXHIBIT "A"****Exceptions  
(continued)**

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."

36. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
37. Assessments, if any, levied by Sedro Woolley.
38. City, county or local improvement district assessments, if any.