

When recorded return to:
Logan Ricks Kowallis
1411 Portobello Avenue
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20237210
Jul 10 2023
Amount Paid \$7733.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620054401

CHICAGO TITLE
620054401

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeffrey Knies, an unmarried person, as his separate estate and Courtney Stillman, an unmarried person as, as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Logan Ricks Kowallis, a married man as his separate estate

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 4, "SAUK MOUNTAIN VIEW ESTATES - SOUTH - A PLANNED RESIDENTIAL DEVELOPMENT," RECORDED ON JUNE 9, 2003, UNDER AUDITOR'S FILE NO. 200306090032, 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): P120665 / 4819-000-004-0000

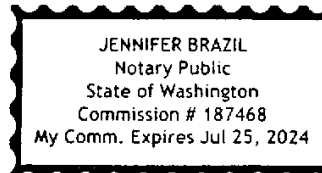
Subject to:

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

STATUTORY WARRANTY DEED
(continued)Dated: 7/7/23

Jeffrey Knies

Courtney StillmanState of Washington
County of SkagitThis record was acknowledged before me on 7-7-2023 by Jeffrey Knies.

(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 7-25-2024State of Washington
County of SkagitThis record was acknowledged before me on 7-7-2023 by Courtney Stillman.

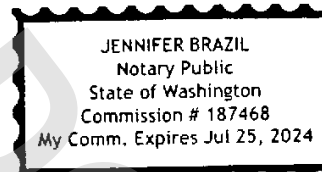
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 7-25-2024

EXHIBIT "A" **Exceptions**

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: The United States of America
 Purpose: One or more lines of electric power transmission structures and appurtenant signal lines
 Recording Date: June 6, 1946 and July 17, 1946
 Recording No.: 392628 and 394047
 Affects: A strip of land 125.0 feet in width, the boundaries of said strip lying 62.5 feet distant from, on each side of, and parallel with the survey line of the Arlington-Bellingham Transmission line as now located and staked

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: 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: A strip of land 137.5 feet in width, the boundaries of said strip lying 62.5 feet distant Easterly from and 75.0 feet distant Westerly from, and parallel with said survey line for the Snohomish-Blaine No. 1 Transmission line as said survey line being now located and staked

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power and Light Company
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
 Recording Date: September 20, 1945
 Recording No.: 381240
 Affects: Portion in Southeast Quarter of the Northwest Quarter

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

Granted to: Present and future owners
 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

EXHIBIT "A"**Exceptions
(continued)****Southeast Quarter of the Northwest Quarter**

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Power and Light Company
Purpose: Electric transmission and/or distribution line,
together with necessary appurtenances
Recording Date: April 18, 1990
Recording No: 9004180059
Affects: Property herein described and includes other property
6. Exceptions and reservations contained in deed whereby the grantor excepts and reserves 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
- Grantor: State of Washington
Recording No.: 110291
7. Exceptions and reservations contained in deed whereby the grantor excepts and reserves 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
- Grantor: State of Washington
Recording No.: 68626
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: 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
9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Pacific Northwest Pipeline
Purpose: Constructing, maintaining, etc. pipeline or pipelines
Recording Date: September 14, 1956

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

Recording No.: 541476
 Affects: Portion in the Southwest Quarter of the
 Northeast Quarter and other property

10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: 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

Amended by instrument(s):

Recording Date: September 9, 1957
 Recording No: 555867

11. Agreement, including the terms and conditions thereof; entered into;

Recording Date: October 10, 2001
 Recording No.: 200110100109
 By: Northwest Pipeline Corporation
 And Between: John A. Lange and Gayle Lange
 Providing: Authorization for specific encroachment
 Affects: Portion in the Southwest Quarter of the Northeast Quarter

12. Agreement, including the terms and conditions thereof; entered into;

Recording Date: January 22, 2002
 Recording No.: 200201220096
 By: John A. Lange and Joy G. Lange
 And Between: North County Bank
 Providing: Hazardous Substances Agreement
 Affects: Said premises

13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Northwest Pipeline Corporation
 Purpose: Pipeline and related rights

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

Recording Date: July 5, 2002
 Recording No.: 200207050100
 Affects: Portion in the Northeast Quarter

14. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: John A. Lange and Gayle Lange
 Purpose: Utilities, Drainage, Sewer lines, etc.
 Recording Date: July 25, 2002
 Recording No.: 200207250019
 Affects: Property herein described and includes other property

15. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power and Light Company
 Purpose: Electric transmission and/or distribution line,
 together with necessary appurtenances
 Recording Date: April 7, 2003
 Recording No: 200304070119

16. Agreement, including the terms and conditions thereof; entered into;

By: Sauk Mountain Village, L.L.C., et al
 And Between: City of Sedro Woolley, et al
 Recorded: May 7, 2003
 Auditor's No.: 200305070172, records of Skagit County, Washington
 Providing: Development conditions and provisions

17. Agreement, including the terms and conditions thereof; entered into;

By: Sauk Mountain Village, L.L.C., et al
 And Between: City of Sedro Woolley, et al
 Recording Date: May 7, 2003
 Recording No.: 200305070171

Said instrument is a re-recording of instrument(s):

Recording Date: March 26, 2003
 Recording No: 200303260180

Amended by instrument(s):

Recording Date: March 2, 2004
 Recording No: 200403020063

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

18. Agreement, including the terms and conditions thereof; entered into;

By: John and Gayle Lange, et al
 And Between: City of Sedro Woolley, et al
 Recording Date: June 9, 2003
 Recording No.: 200306090031

Amended by instrument(s):

Recording Date: February 3, 2004
 Recording No: 200402030145

Said instrument is a re-recording of instrument(s):

Recording Date: January 29, 2004
 Recording No: 200401290098

Amended by instrument(s):

Recording Date: December 21, 2006
 Recording No: 200612210120

19. 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, January 28, 2004 and May 19, 2015
 Recording No.: 200306300001, 200401280120 and 201505190051

20. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Sauk Mt. View Estates South Homeowners Association
 Recording Date: June 9, 2003
 Recording No.: 200306090033

21. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions,

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

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 PLAT SAUK MOUNTAIN VIEW ESTATES - SOUTH A PLANNED RESIDENTIAL DEVELOPMENT:

Recording No: 200306090032

22. Terms, conditions, and restrictions of that instrument entitled Developers Indemnification of Future Owners:

Recording Date: November 7, 2003
Recording No.: 200311070075

23. Notice contained in Disclosure document

Recording Date: August 17, 2004
Recording No.: 200408170060
Regarding: Skagit County Right to Farm Ordinance

24. 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."

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

EXHIBIT "A"

**Exceptions
(continued)**

26. Assessments, if any, levied by Sedro Woolley.
27. City, county or local improvement district assessments, if any.