



200604120097

Skagit County Auditor

AFTER RECORDING MAIL TO:

CAROL RONDELL
1303 WILDFLOWER WAY
SEDRO WOOLLEY, WA 98284

CHICAGO TITLE CO. STATUTORY WARRANTY DEED

Escrow No.: 16290
Title Order No.: IC38402

THE GRANTOR(S)

D.B. JOHNSON CONSTRUCTION, INC., A Washington Corporation

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys, and warrants to

CAROL RONDELL, a single woman

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

LOT 1, SAUK MOUNTAIN VIEW ESTATES NORTH, PHASE 1, WILDFLOWER, ACCORDING TO THE PLAT THEREOF, AS RECORDED MAY 9, 2003, UNDER AUDITOR'S FILE NO. 200305090001, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON.

Assessor's Property Tax Parcel/Account Number: 4813-000-001-0000

SUBJECT TO: See Exhibit "A" attached hereto.

Dated: APRIL 6, 2006

D.B. JOHNSON CONSTRUCTION, INC., A Washington Corporation

BY: Marie English
MARIE ENGLISH, Manager

1713
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 12 2006

Amount Paid \$
2494.51
By [Signature]
Skagit Co. Treasurer
Deputy

STATE OF Washington
) ss.
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that MARIE ENGLISH is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Manager of D.B. JOHNSON CONSTRUCTION, INC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 7th day of April, 2006.

Candace A. Rummelhart

CANDACE A. RUMMELHART
Notary Public in and for the State of Washington
residing at LAKE STEVENS
My Commission Expires: 12/07/09

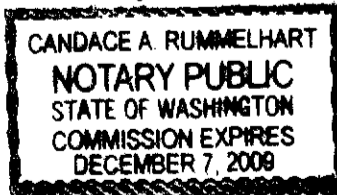


EXHIBIT A

23. Payment of the Affordable Housing Compensation Transfer Fee

At the time of transfer or sale, the property described herein is subject to the Affordable Housing Compensation Transfer Fee as described in the agreement dated February 13, 2006 and recorded under Skagit County Auditor's File No. 200602160122, records of Skagit County, Washington. (A copy of which is hereto attached.)

The rate of the transfer fee is 1.5% of the purchase price as further described in said agreement.

Closing agents are directed to complete the Transfer Affidavit (Exhibit B to said agreement) and forward the transfer fee to the Facilitator named in the agreement.

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 5, 1985
Auditor's No(s): 8511050073, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenance
Affects: Said plat
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 17, 2002
Auditor's No(s): 200210170076, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Said plat
3. Agreement, including the terms and conditions thereof; entered into;
By: City of Sedro Woolley
And Between: Dukes Hill, L.L.C. a Washington limited liability company - et al
Recorded: May 7, 2003
Auditor's No.: 200305070171, records of Skagit County, Washington
Providing: Development Agreement
Affects: Said premises and other property

Said instrument is a re-recording of instrument (s);
Recorded: March 26, 2003
Auditor's File No(s): 200303260180, records of Skagit County, Washington

AMENDED by instrument(s):
Recorded: May 7, 2003
Auditor's No(s): 200305070172, records of Skagit County, Washington

4. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, 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 No(s): 200305090002, records of Skagit County, Washington

AMENDED by instrument(s):
Recorded: June 15, 2004, April 29, 2005, July 18, 2005, August 8, 2005, September 16, 2005, October 26, 2005 and January 23, 2006
Auditor's No(s): 200406150130, 200504290152, 200507180167, 200508080137, 200509160050, 200510260044 and 200601230191, records of Skagit County, Washington



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5. Easement provisions contained on the face of said plat, as follows:

An easement is hereby reserved for and granted to the following: the City of Sedro-Woolley, Public Utility District No. 1 of Skagit County, Puget Sound Energy, Cascade Natural Gas, GTE of the Northwest; TCI Cablevision, and their respective successors and assigns, under and upon the exterior ten (10) feet of all Lots, Tracts and Spaces within the subdivision lying parallel with and adjoining all streets in which to construct, operate, maintain and repair, replace and enlarge underground pipes, conduits, cables, wires and all necessary or convenient underground or ground mounted appurtenances thereto for the purpose of serving the subdivision and other property with sewer, water, electricity, gas, telephone service, television cable service and other utility services, together with the right to enter upon said exterior ten (10) feet of all lots, tracts and spaces at all times for the purposes herein stated.

6. Easement contained in Dedication of said plat;

For: All necessary slopes for cuts and fills
Affects: Any portions of said premises which abut upon streets, avenues, alleys and roads

7. Easement delineated on the face of said plat;

For: Utilities
Affects: Exterior 7 feet adjacent to public and private streets

8. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: May 9, 2003
Auditor's No(s): 200305090002, records of Skagit County, Washington
Imposed By: Wildflower Homeowner's Association

AMENDED by instrument(s):

Recorded: June 15, 2004, April 29, 2005, July 18, 2005, August 8, 2005, September 16, 2005, and October 26, 2005
Auditor's No(s): 200406150003, 200504290152, 200507180167, 200508080137, 200509160050 and 200510260044, records of Skagit County, Washington

9. Notes on the face of the plat, as follows:

- A. Protected Critical Area (Tract B) is subject to Sedro-Woolley Municipal Code Chapter 17.65 as now existing and as hereafter amended, and shall be preserved and maintained as provided in Sedro-Woolley Municipal Code Chapter 17.65 and the conditions of development approvals for Phase I.
- B. That portion of Sauk Mountain View Estates North not included in Tract A and Tract B shall not be developed or any buildings be constructed thereon unless subject to a subsequent subdivision approval of the City of Sedro-Woolley.
- C. Zoning: SF2 and Planned Residential Development.
- D. Units: 61 single family cottages
Lot Sized: 1,886 square feet to 3,422 square feet
- E. Open Space: 49,912 square feet
- F. Protected Critical Area: 49,912 feet



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10. Easement on the face of said plat: Encroachment/construction activity. Grantor shall not undertake, authorize, permit or consent to any construction or excavation including, without limitation, digging, tunneling, or other forms of construction activity on or near the easement which might in any fashion unearth, undermine, or damage the sewer lines or endanger the lateral or other support of the sewer lines without grantee's prior written approval. Grantor further agrees that no structure or construction including without limitation, fences and rockeries, shall be erected over, upon or within the easement, and no trees, bushes or other shrubbery shall be planted or maintained within the easement, provided grantor shall have full use of the surface of the real property within the easement, so long as such use does not interfere with the easement or the sewer lines.
11. Note on the face of said plat: Protected Critical Area (Tract B) – subject to Sedro Woolley Municipal Code Chapter 17.65.
12. Note on the face of said plat: That portion of Sauk Mountain View Estates North not included in Tract A and Tract B shall not be developed nor any buildings be constructed thereon unless subject to a subsequent subdivision approval of the City of Sedro Woolley.
13. Easement delineated on the face of said plat;
 For: Utilities
 Affects: South 7 feet of Lots 3, 4 and 5
14. Agreement, including the terms and conditions thereof; entered into;
 By: City of Sedro Woolley
 And Between: Dukes Hill, L.L.C. a Washington limited liability company, et al
 Recorded: February 3, 2004
 Auditor's No.: 200402030145, records of Skagit County, Washington
 Providing: Development Agreement regarding obligations arising from Development Approval
 Affects: Said premises and other property
- Said instrument is a re-recording of instrument (s);
 Recorded: January 29, 2004
 Auditor's File No(s): 200401290098, records of Skagit County, Washington
- AMENDED by instrument(s):
 Recorded: April 3, 2000
 Auditor's No(s): 200403020063, records of Skagit County, Washington
15. Agreement, including the terms and conditions thereof; entered into;
 By: City of Sedro Woolley
 And Between: Sauk Mountain Village LLC et al
 Recorded: June 9, 2003
 Auditor's No.: 200306090031, records of Skagit County, Washington
 Providing: Development Agreement
 Affects: Said premises and other property
16. Agreement, including the terms and conditions thereof; entered into;
 By: City of Sedro Woolley
 And Between: S-W Land Co., LLC et al
 Recorded: March 29, 2002
 Auditor's No.: 200203290183, records of Skagit County, Washington
 Providing: Annexation Agreement
 Affects: Said premises and other property
17. Covenants, conditions, restrictions and easement 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 or federal laws, except to the extent that said covenant or restriction is permitted by law;
 Recorded: July 18, 2005
 Auditor's No(s): 200507180165, records of Skagit County, Washington



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18. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: July 18, 2005
Auditor's No(s): 200507180165, records of Skagit County, Washington

19. Easement and Agreement, including the terms and conditions thereof, disclosed by instrument(s);
By and between: Sauk Mountain Village, L.L.C., a Washington Limited Liability Company and Sauk Mountain View Estates North – Phase III/IV Homeowners Association
Recorded: July 18, 2005
Auditor's No(s): 200507180166, records of Skagit County, Washington
Providing: Critical Protection Area and Conservation Easement

20. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: February 24, 2006
Auditor's No(s): 200602240144, records of Skagit County, Washington
In favor of: Lot Owners
For: Exclusive Use Easement for Driveways and Detached Garages
Affects: Said premises and other property



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