



200703150142

Skagit County Auditor

3/15/2007 Page 1 of 5 3:41PM

When recorded return to:

KENDRA G. NEUMILLER  
1703 WILDFLOWER WAY  
SEDRO WOOLLEY, WA 98284

CHICAGO TITLE CO.

**STATUTORY WARRANTY DEED**

Escrow No.: 16997  
Title Order No.: IC41662 ✓

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

KENDRA G. NEUMILLER, A Single Woman

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

LOT 42, SAUK MOUNTAIN VIEW NORTH, PHASE 1, WILDFLOWER, ACCORDING TO THE PLAT THEREOF RECORDED MAY 9, 2003, UNDER AUDITOR'S FILE NO. 2003050900001, RECORDS OF SKAGIT COUNTY, WASHINGTON. 200305090001  
SITUATED IN SKAGIT COUNTY, WASHINGTON.

Tax Parcel Number(s): 4813-000-042-0000

SUBJECT TO: See Exhibit "A" attached hereto.

Dated: MARCH 12, 2007

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

1165  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAR 15 2007

BY: Marie English  
MARIE ENGLISH, Manager

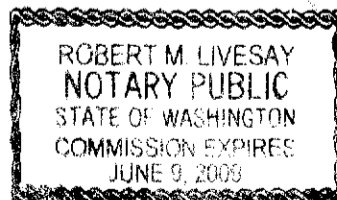
Amount Paid \$ 2834.31  
By Skagit Co. Treasurer  
Deputy

STATE OF Washington ) ss.  
COUNTY OF Snohomish

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: 13TH day of March, 2007.

Robert M. Livesay  
ROBERT M. LIVESAY  
Notary Public in and for the State of Washington  
residing at MARYSVILLE  
My Commission Expires: 06/09/09



**EXHIBIT "A"**

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

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

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

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, January 23, 2006 and May 3, 2006  
Auditor's No(s): 200406150130, 200504290152, 200507180167, 200508080137, 200509160050, 200510260044, 200601230191, and 200605030049, records of Skagit County, Washington

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.



200703150142  
Skagit County Auditor

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 and December 21, 2006  
Auditor's No(s): 200403020063 and 200612210126, records of Skagit County,  
Washington

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

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

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

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



200703150142  
Skagit County Auditor

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

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

Terms, conditions, and restrictions of that instrument entitled Skagit County Right to Farm Disclosure;

Recorded: May 22, 2006  
Auditor's No(s): 200605220283, records of Skagit County, Washington

Easement delineated on the face of said plat;

For: Utilities  
Affects: South 7 feet of Lots 3, 4 and 5



200703150142  
Skagit County Auditor

3/15/2007 Page

4 of

5 3:41PM

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

Easement delineated on the face of said plat;

For: Utilities

Affects: Exterior 7 feet adjacent to public and private streets

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

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

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.

Note on the face of said plat: Protected Critical Area (Tract B) – subject to Sedro Woolley Municipal Code Chapter 17.65.

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.



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