



200810310127
Skagit County Auditor

10/31/2008 Page 1 of 4 3:28PM

When recorded return to:

SHARON L. MCPHERSON
~~1885 WILDFLOWER WAY~~ PO BOX 52
~~SEEDON WOODKEY WA 98284~~ CLEARLAKE, WA 98235

CHICAGO TITLE CO.

STATUTORY WARRANTY DEED

3616

Escrow No.: 18289
Title Order No.: IC46719 ✓

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 31 2008

THE GRANTOR(S)

FROST FAMILY, LLC dba PAYFIRST PROPERTIES

Amount Paid \$ 2763.11
Skagit Co. Treasurer
By *fp* Deputy

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

SHARON L. MCPHERSON, Single and LYNN DOUGLAS MCPHERSON, Single, As Joint Tenants With Right Of Survivorship

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

LOT 33, SAUK MOUNTAIN VIEW ESTATES NORTH, PHASE 1, WILDFLOWER, ACCORDING TO THE PLAT THEREOF RECORDED MAY 9, 2003, UNDER AUDITOR'S FILE NO. 200305090001, RECORDS OF SKAGIT COUNTY WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON. FILE

Tax Parcel Number(s): 4813-000-033-0000

SUBJECT TO: See Exhibit "A" attached hereto.

THE GRANTEEES HEREIN HEREBY ACKNOWLEDGE THAT THEY ARE TAKING TITLE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON.

Dated: OCTOBER 27, 2008

Sharon L. McPherson
SHARON L. MCPHERSON

FROST FAMILY, LLC dba PAYFIRST PROPERTIES

Lynn Douglas McPherson
LYNN DOUGLAS MCPHERSON

BY: *Marie English*
MARIE ENGLISH, Manager

STATE OF Washington)
COUNTY OF Snohomish) ss.

MARIE ENGLISH

I certify that I know or have satisfactory evidence that DAVID B. JOHNSON is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the *Member of FROST FAMILY, L.L.C. to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument. *Manager

Dated: 30TH day of October, 2008.

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

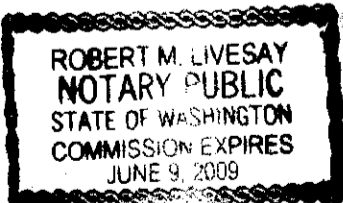


EXHIBIT A

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.

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



200810310127
Skagit County Auditor

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): 200406150130, 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.

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

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



200810310127
Skagit County Auditor

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

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

Easement delineated on the face of said plat;
For: Utility
Affects: 7 feet adjacent to Street



200810310127
Skagit County Auditor