

When recorded return to:  
Brian Lanata  
1503 Wildflower Way  
Sedro Woolley, WA 98284



5/25/2011 Page 1 of 4 1:51PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620013017

CHICAGO TITLE  
620013017

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Michael R. Curtis, an unmarried individual  
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration  
in hand paid, conveys, and warrants to Brian L. Lanata, an unmarried individual

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

Lot 56, SAUK MOUNTAIN VIEW ESTATES NORTH, PHASE I, 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.

Tax Parcel Number(s): P120361, 4813-000-056-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Schedule B, Special Exceptions, Chicago Title Insurance Company Order 620013017; and Skagit  
County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: May 24, 2011

Michael R. Curtis

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

# 1570

MAY 25 2011

Amount Paid \$ 2,327.<sup>90</sup>  
Skagit Co. Treasurer  
By *[Signature]* Deputy

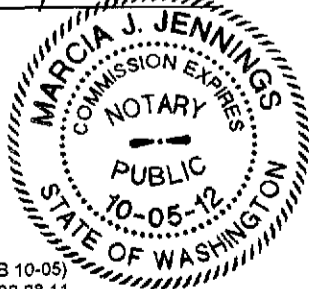
State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Michael R. Curtis

is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: May 25, 2011



Name: Marcia J. Jennings  
Notary Public in and for the State of WA  
Residing at: Sedro-Woolley

My appointment expires: 10/5/2012

## SCHEDULE "B"

### SPECIAL EXCEPTIONS

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 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, and October 26, 2005  
Auditor's No(s): 200406150130, 200504290152, 200507180167, 200508080137, 200509160050, 200510260044, 200601230191 and 200605030049, records of Skagit County, Washington
  
5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 SAUK MOUNTAIN VIEW ESTATES NORTH, PHASE 1, WILDFLOWER:  
  
Recording No: 200305090001
  
6. Assessments or charges and liability to further assessments or charges, including the terms,



## SCHEDULE "B"

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, 200510260044 and 200605030049, records of Skagit County, Washington

7. Agreement, including the terms and conditions thereof, entered into;  
By: City of Sedro Woolley  
And Between: Duker 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 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

8. 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

9. 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

10. 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

11. 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

12. 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



201105250107  
Skagit County Auditor

## SCHEDULE "B"

Providing: Critical Protection Area and Conservation Easement

13. 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
14. Reservations contained in deed:  
  
Recording Date: July 29, 2005  
Recording No.: 200507290311  
Regarding: Skagit County Right to Farm Ordinance
15. City, county or local improvement district assessments, if any.
16. Assessments, if any, levied by City of Sedro-Woolley.
17. Assessments, if any, levied by Wildflower Homeowner's Association.
18. Assessments, if any, levied by Sauk Mountain View Estates North Homeowner's Association.
19. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):
- |                              |                               |
|------------------------------|-------------------------------|
| Year:                        | 2011                          |
| Tax Account No.:             | P120361 and 4813-000-056-0000 |
| Levy Code:                   | 0935                          |
| Assessed Value-Land:         | \$49,800.00                   |
| Assessed Value-Improvements: | \$92,100.00                   |
- |                            |                    |
|----------------------------|--------------------|
| General and Special Taxes: | Billed: \$1,474.88 |
|                            | Paid: \$737.45     |
|                            | Unpaid: \$737.43   |

### SKAGIT COUNTY RIGHT TO FARM ORDINANCE

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.

