

When recorded return to:

Ms. Megan D. Anderson  
1404 Vecchio Court  
Sedro Woolley, WA 92884



201108260098  
Skagit County Auditor

8/26/2011 Page 1 of 3 3:38PM

Filed for Record at Request of  
Wells Fargo Escrow Company  
Escrow Number: 04-02996-11

Grantor: US Bank National Association, as Trustee for Citigroup Mortgage Loan Trust Inc., Mortgage Pass-Through Certificates, Series 2005-2, who acquired title as US Bank National Association, as Trustee for CMLTI 2006-ARI, by Wells Fargo Bank, N.A., as Attorney-in-Fact.  
Grantee: Megan D. Anderson

Tax Parcel Number(s): P121327

GUARDIAN NORTHWEST TITLE CO.  
102013-1

Abbreviated Legal: Lot 23, SAUK MOUNTAIN VIEW ESTATES - SOUTH - A PLANNED RESIDENTIAL DEVELOPMENT, PHASE 2

**SPECIAL WARRANTY DEED  
(Not Statutory)**

THE Grantor US Bank National Association, as Trustee for Citigroup Mortgage Loan Trust Inc., Mortgage Pass-Through Certificates, Series 2005-2, who acquired title as US Bank National Association, as Trustee for CMLTI 2006-ARI, by Wells Fargo Bank, N.A., as Attorney-in-Fact. for and in consideration of Ten Dollars and Other Good and Valuable Consideration in hand paid, bargains, sells, and conveys to Megan D. Anderson, a Married Person as her separate estate the following described estate, situated in the County of Skagit State of Washington:

Lot 23, SAUK MOUNTAIN VIEW ESTATES - SOUTH - A PLANNED RESIDENTIAL DEVELOPMENT, PHASE 2, according to the plat thereof, recorded January 29, 2004 under Auditor's File No. 200401290101, records of Skagit County, Washington.

Subject to: See attached Exhibit "A"

Tax Parcel Number(s): P121327

Dated: August 17, 2011

**ANGELA K. VAN HAUEN**  
Vice President Loan Documentation

2584  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

US Bank National Association, as Trustee for Citigroup Mortgage Loan Trust Inc., Mortgage Pass-Through Certificates, Series 2005-2, who acquired title as US Bank National Association, as Trustee for CMLTI 2006-ARI, by Wells Fargo Bank, N.A., as Attorney-in-Fact.

AUG 26 2011

Amount Paid \$ 2141.00  
By MF Deputy  
Skagit Co. Treasurer

STATE OF IOWA }  
COUNTY OF DALLAS } SS:

I certify that I know or have satisfactory evidence that Angela K Van Hauen is/are the person(s) who appeared before me, and said person(s) acknowledge She signed this instrument, on oath stated She is/are authorized to execute the instrument and acknowledge that as the VP of LD of Wells Fargo Bank, N.A. to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 25 August 2011

Notary Public in and for the State of IOWA  
Residing at W. DES MOINES  
My appointment expires: \_\_\_\_\_



**EXHIBIT "A"**

**RESERVATION CONTAINED IN DEED**

Executed by: C. A. Wicker, a bachelor

Recorded: September 26, 1912

Auditor's No.: 93017

As Follows: Excepting and reserving all minerals, oils, gases and fossils in or upon said premises and the right to enter said premises for any purpose incidental to the prospecting, mining, or extracting the same from said premises, provided, however, that the said party of the second part, his heirs, administrators and assigns shall be compensated for all damage done to the surface and soil of said land, and the improvements thereon.

Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry; together with the right, upon paying reasonable compensation, to acquire rights-of-way for transporting and moving products from other lands, contained in Deed.

From: Skagit Realty Company

Recorded: October 23, 1915

Auditor's No.: 110291

Purpose: Excepting and reserving, however, all mineral and mineral oils in or under any of said land, without, however, any right in, to or upon the surface of any of said land Affects: Portion in the Southeast ¼ of the Northwest ¼ Note: No search of the record has been made as to the present ownership of said rights.

Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry; together with the right, upon paying reasonable compensation, to acquire rights-of-way for transporting and moving products from other lands, contained in Deed.

From: The State of Washington

Recorded: July 28, 1908

Auditor's No.: 68626

Purpose: Excepting and reserving unto grantor, its successors and assigns, all mineral and mineral oils in, or under any of said lands, whether said mineral or mineral oils are now known, or shall hereafter be discovered; without however any right in, to or upon the surface of any of said lands Affects: Portion in the Southwest ¼ of the Northeast 1/4

**EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Pacific Northwest Pipeline Corporation

Recorded: September 14, 1956

Auditor's No.: 541476

Purpose: Constructing, maintaining, etc., pipeline or pipelines

Area Affected: Portion in the Southwest ¼ of the Northeast ¼ and other property (Affects Common "Park" Area)

Authorization for encroachment of the driving range netting recorded October 10, 2001 under Auditor's File No. 200110100109.

**EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Cascade Natural Gas Corporation

Recorded: November 26, 1956

Auditor's No.: 544543

Purpose: Constructing, maintaining, etc., pipeline or pipelines

Area Affected: Portion in the Southwest ¼ of the Northeast ¼ and other property (Affects Common "Park" Area)

Said instrument was corrected by instrument dated August 3, 1957 and recorded September 9, 1957, under Auditor's File No. 555867, records of Skagit County, Washington.



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LPB

**EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Northwest Pipeline Corporation  
Recorded: July 5, 2002  
Auditor's No.: 200207050100  
Purpose: Pipeline and related rights  
Area Affected: Portion in the Northeast ¼

**EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: John A. Lange and Gayle Lange  
Recorded: July 25, 2002  
Auditor's No.: 200207250019  
Purpose: Utilities, drainage, sewer lines, etc.  
Area Affected: This and other property

**EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Puget Sound Energy, Inc.  
Recorded: April 7, 2003  
Auditor's No.: 200304070119  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: All streets and roads; a 10 foot strip parallel to all roads; all areas within 10 feet of vaults and transformer

**AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:**

Between: Sauk Mountain Village, L.L.C., et al  
And: City of Sedro Woolley, et al  
Recorded: May 7, 2003, June 9, 2003, June 30, 2003 and February 3, 2004  
Auditor's Nos.: 200305070171, 200305070172, 200306090031, 200306300001 and 200402030145  
Regarding: Development conditions and provisions  
Developer's Indemnification of Future Owners recorded March 2, 2004 under Auditor's File No. 200403020063

**PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:**

Recorded: June 9, 2003  
Auditor's No.: 200306090033  
Executed By: John and Gayle Lange  
Said instrument was modified by instruments recorded June 30, 2003, January 28, 2004 and March 2, 2004, under Auditor's File Nos. 200306300001, 200401280120 and 200403020062.

**MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:**

Plat/Subdivision Name: Sauk Mountain View Estates – South – A  
Planned Residential Development Phase 2  
Recorded: January 29, 2004



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