

When recorded return to:  
Josette Goarin  
1802 Wildflower Way  
Sedro Woolley, WA 98284



Skagit County Auditor \$77.00  
4/29/2016 Page 1 of 5 11:59AM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620026806

**CHICAGO TITLE**  
*620026806* **STATUTORY WARRANTY DEED**

THE GRANTOR(S) Andrew L. Olson and Brenda A. Olson, husband and wife  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Josette Goarin, an unmarried woman

the following described real estate, situated in the County of Skagit, State of Washington:  
Lot 35, SAUK MOUNTAIN VIEW ESTATES NORTH, PHASE I, 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.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P120340 / 4813-000-035-0000

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: April 21, 2016

\_\_\_\_\_  
Andrew L. Olson

\_\_\_\_\_  
Brenda A. Olson

*2016/655*  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

APR 29 2016

Amount Paid \$ *2,958.91*  
Skagit Co. Treasurer  
By *[Signature]* Deputy


STATUTORY WARRANTY DEED

(continued)

State of Washington  
COVINTY of SKAGIT

I certify that I know or have satisfactory evidence that  
Andrew L. Olson and Brenda A. Olson  
~~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: April 28, 2016



Name: Kathryn A. Freeman  
Notary Public in and for the State of WA  
Residing at: Snohomish CO  
My appointment expires: 9-01-2018

KATHERYN A. FREEMAN  
STATE OF WASHINGTON  
NOTARY --- PUBLIC  
My Commission Expires 9-01-2018

**EXHIBIT "A"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: November 5, 1985  
Recording No.: 8511050073  
Affects: Said Plat

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: October 17, 2002  
Recording No.: 200210170076  
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 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 in the document  
Recording Date: May 9, 2003  
Recording No.: 200305090002

Modification(s) of said covenants, conditions and restrictions.  
Recording Date: 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  
Recording No.: 200406150130, 200504290152, 200507180167, 200508080137, 200509160050, 200510260044, 200601230191, and 200605030049

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 I, Wildflower.

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;  
Purpose: All necessary slopes for cuts and fills and continued drainage of roads  
Affects: Any portions of said Land which abut upon streets, avenues, alleys, and roads and where water might take a natural course

## EXHIBIT "A"

### Exceptions (continued)

7. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:  
Imposed by: Wildflower Homeowner's Association  
Recording Date: May 9, 2003  
Recording No.: 200305090002
8. 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 200612210120, records of Skagit County, Washington
9. 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
10. 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
11. Covenants, conditions, restrictions and easements 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 in the document.  
Recording Date: July 18, 2005  
Recording No.: 200507180165
12. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below.  
Recording Date: July 18, 2005  
Recording No.: 200507180165

**EXHIBIT "A"**

Exceptions  
(continued)

13. 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
14. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document.  
In favor of: Lot Owners  
Purpose: Exclusive Use Easement for Driveways and Detached Garages  
Recording Date: February 24, 2006  
Recording No.: 200602240144  
Affects: Said premises and other property
15. Notice contained in deed  
Recording Date: July 27, 2006  
Recording No.: 200607270207  
Regarding: Skagit County Right to Farm Ordinance
16. Payment and terms and conditions 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.  
**Notice of Private Transfer Fee Obligation;**  
Recorded: December 30, 2011  
Recording No.: 201112300122
17. Dues, charges, and assessments, if any, levied by Sauk Mountain View Estates North - Phase III/IV Homeowners Association.
18. Dues, charges, and assessments, if any, levied by Wildflower Homeowners Association.
19. Liability to future assessments, if any, levied by the City of Sedro Woolley.
20. City, county or local improvement district assessments, if any.
- General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year (amounts do not include interest and penalties).