



201707310009

When recorded return to:
Richard Ruhl and Lori Ruhl
617 Central Ave
Sedro Woolley, WA 98284

Skagit County Auditor \$81.00
7/31/2017 Page 1 of 8 9:40AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031880

CHICAGO TITLE
620031880

STATUTORY WARRANTY DEED

THE GRANTOR(S) Nathaniel Salseina, An Unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Richard Ruhl and Lori Ruhl, Husband and Wife

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

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

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

Lot(s): 28 SAUK MOUNTAIN VIEW ESTATES, NORTH, PHASE I, WILDFLOWER

Tax Parcel Number(s): P120333 / 4813-000-028-0000

Subject to:

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

Dated: July 25, 2017

Nathaniel Salseina

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20173509

JUL 31 2017

Amount Paid \$ 2942.⁰⁰
Skagit Co. Treasurer
By *MAM* Deputy

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Nathaniel Salseina is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 27, 2017

Kathryn A. Freeman
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"
Legal Description

For APN/Parcel ID(s): P120333 / 4813-000-028-0000

Lot 28, 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.

Situate in Skagit County, Washington.

EXHIBIT "B"
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

EXHIBIT "B"

Exceptions
(continued)

- 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
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

EXHIBIT "B"

Exceptions (continued)

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
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 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

EXHIBIT "B"

Exceptions
(continued)

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, including the terms, covenants and provisions thereof

Recording Date: August 21, 2006
Recording No.: 200608210150
Regarding: Skagit County Right to Farm Ordinance

16. 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

17. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

EXHIBIT "B"

Exceptions
(continued)

18. City, county or local improvement district assessments, if any.
19. Assessments, if any, levied by the City of Sedro Woolley.
20. Assessments, if any, levied by Sauk Mountain Estates Maintenance Association.
21. Assessments, if any, levied by Wildflower Homeowners Association.