

When recorded return to:

Daniel R. Evans  
1555 Wildflower Way  
Sedro Woolley, WA 98284



201904250071

04/25/2019 03:33 PM Pages: 1 of 5 Fees: \$103.00  
Skagit County Auditor

Filed for Record at Request of  
Curtis, Casteel & Palmer, PLLC  
Escrow Number: C1900318M

CHICAGO TITLE CO.  
W20037742

Statutory Warranty Deed



/ DBA PAYFIRST PROPERTIES  
THE GRANTOR Frost Family LLC, A Washington Limited Liability Company for and in consideration of  
TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and  
warrants to Daniel R. Evans, an unmarried person the following described real estate, situated in the County  
of Skagit, State of Washington.

Abbreviated Legal:  
Lot(s): 51 SAUK MOUNTAIN VIEW ESTATES NORTH - PHASE 1- WILDFLOWER Skagit County, Washington.

For Full Legal See Attached Exhibit "A"

Subject to: Covenants, conditions and restrictions of record, if any, attached hereto by Exhibit "A"

Tax Parcel Number(s): P120356/4813-000-051-0000

Dated April 18, 2019

Frost Family LLC

[Signature]  
By: Matthew Johnson, Authorized Signer

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20191508  
APR 25 2019

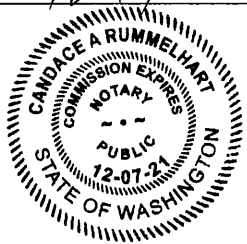
Amount Paid \$ 3,671.<sup>80</sup>  
Skagit Co. Treasurer  
By [Signature] Deputy

STATE OF Washington }  
COUNTY OF Snohomish } SS:

I certify that I know or have satisfactory evidence that Matthew Johnson  
(he) is/are the person(s) who appeared before  
me and said person(s) acknowledge that he signed this instrument, on oath stated he  
is/are authorized to execute the instrument and acknowledge that as the  
Authorized Signer of Frost Family LLC  
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 4-18-19

[Signature]  
Candace A. Rummelhart  
Notary Public in and for the State of Washington  
Residing at Lake Stevens  
My appointment expires: December 7, 2021



**EXHIBIT A**

Lot 51, 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.

**SUBJECT TO:**

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

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

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 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

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.

Recording No.: 200305090001

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

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

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

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

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 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

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

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(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

Notice of Private Transfer Fee Obligation including the terms, covenants and provisions thereof

Recording Date: December 30, 2011  
Recording No.: 201112300122

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated March 16, 2019  
between Daniel R Evans ("Buyer")  
Buyer and Frost Family LLC ("Seller")  
Seller  
concerning 1555 Wildflower Wy Sedro Woolley WA 98284 (the "Property")  
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authenti-  
Daniel R Evans 03/16/2019  
Buyer 12:29:12 PM PDT Date

[Signature] 3/16/19  
Seller Date

Buyer Date Seller Date