

When recorded return to:

Serena C. Seigman  
1503 Wildflower Lane  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20192891

JUL 12 2019

Amount Paid \$ 4,321.50  
Skagit Co. Treasurer  
By *mlm* Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620038836

CHICAGO TITLE  
620038836



201907120086

07/12/2019 01:53 PM Pages: 1 of 8 Fees: \$105.50  
Skagit County Auditor

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Brian Lanata, 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 Serena C. Seigman, an unmarried person and Spencer A. Cole, an unmarried person

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, as recorded May 9, 2003, under Auditor's File No. 200305090001, records of Skagit County, Washington.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

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

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: July 5, 2019

Brian Lanata  
Brian Lanata

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Brian Lanata 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 9, 2019

Alysia Hudson  
Name: Arlington  
Notary Public in and for the State of Washington  
Residing at: Arlington  
My appointment expires: 03.01.2020

ALYSIA HUDSON  
STATE OF WASHINGTON  
NOTARY --P-- PUBLIC  
My Commission Expires 03-01-2020

**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;
 

Between:	City of Sedro Woolley and Dukes Hill, L.L.C. a Washington limited liability company - et al
Recording Date:	May 7, 2003
Recording No.:	200305070171
Providing:	Development Agreement
Affects:	Said premises and other property

Said instrument is a re-recording of instrument(s);

Recording Date::	March 26, 2003
Recording No.:	200303260180

AMENDED by instrument(s):

Recording Date:	May 7, 2003
Recording No.:	200305070172
  
4. 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

**EXHIBIT "A"**Exceptions  
(continued)

said covenant or restriction is permitted by applicable law, as set forth on Sauk Mountain View Estates North, Phase I, Wildflower:

Recording No: 200305090001

5. 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 Nos.: 200406150130, 200504290152, 200507180167, 200508080137, 200509160050, 200510260044, 200601230191, and 200605030049

6. 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 above:

Imposed by: Wildflower Homeowner's Association

7. Agreement, including the terms and conditions thereof;

Between: City of Sedro Woolley and Dukes Hill, L.L.C. a Washington limited liability company, et al  
Recording Date: February 3, 2004  
Recording No.: 200402030145  
For: Development Agreement regarding obligations arising from Development Approval  
Affects: Said premises and other property

Said instrument is a re-recording of instrument (s);

Recording Date: January 29, 2004  
Recording No.: 200401290098

AMENDED by instrument(s):

Recording No(s): 200403020063 and 200612210120

8. Agreement, including the terms and conditions thereof;

**EXHIBIT "A"**

Exceptions  
(continued)

Between: City of Sedro Woolley and Sauk Mountain Village LLC et al  
Recording Date: June 9, 2003  
Recording No.: 200306090031  
For: Development Agreement  
Affects: Said premises and other property

9. Agreement, including the terms and conditions thereof;

Between: City of Sedro Woolley and S-W Land Co., LLC et al  
Recording Date: March 29, 2002  
Recording No.: 200203290183  
For: Annexation Agreement  
Affects: Said premises and other property

10. 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 above.

11. Easement and Agreement, including the terms and conditions thereof, disclosed by instrument(s);

Recording Date: July 18, 2005  
Recording No.: 200507180166  
For: Critical Protection Area and Conservation Easement

12. 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

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

**EXHIBIT "A"**Exceptions  
(continued)

"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."

14. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
15. City, county or local improvement district assessments, if any.
16. Assessments, if any, levied by the City of Sedro Woolley.
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.