

When recorded return to:
Ronald Hunter
1702 Wildflower Way
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-4583
Oct 05 2021
Amount Paid \$5685.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
020049296

Escrow No.: 620049296

STATUTORY WARRANTY DEED

THE GRANTOR(S) Laura Faley and Brian J. Faley, wife and husband and Claude L. Bradshaw and Ruth L. Bradshaw, 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 Ronald Hunter, a married man

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 39, 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): P120344 / 4813-000-039-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: September 21, 2021

Laura Foley
Laura Foley

Brian J. Foley
Brian J. Foley

Claude L. Bradshaw
Claude L. Bradshaw

Ruth L. Bradshaw
Ruth L. Bradshaw

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Laura Foley, Brian J. Foley, Claude L. Bradshaw and Ruth L. Bradshaw 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: October 04, 2021

NOTARY PUBLIC
STATE OF WASHINGTON
ALYSIA HUDSON
License Number 183699
My Commission Expires 03-01-2024

Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires 03 01 2024

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 No.:	200303260180, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded:	May 7, 2003
Auditor's No.:	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

EXHIBIT "A"

Exceptions
(continued)

Recording Date: May 9, 2003
Recording No.: 200305090002

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 15, 2004
Recording No.: 200406150130

Modification(s) of said covenants, conditions and restrictions

Recording Date: April 29, 2005
Recording No.: 200504290152

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 18, 2005
Recording No.: 200507180167

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 8, 2005
Recording No.: 200508080137

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 16, 2005
Recording No.: 200509160050

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 26, 2005
Recording No.: 200510260044

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 23, 2006
Recording No.: 200601230191

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 3, 2006
Recording No.: 200605030049

5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color,

EXHIBIT "A"

Exceptions
(continued)

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 1, WILDFLOWER:

Recording No: 200305090001

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 below:

Imposed by: Wildflower Homeowner's Association
Recording Date: May 9, 2003
Recording No.: 200305090002

7. 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 No.: 200401290098, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: April 3, 2000 and December 21, 2006
Auditor's No.: 200403020063
Auditor's No.: 200612210120

8. 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

EXHIBIT "A"

Exceptions
(continued)

9. 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
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
11. 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
12. 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
 Sauk Mountain View Estates North – Phase III/IV
 Recorded: July 18, 2005
 Auditor's No.: 200507180166, records of Skagit County, Washington
 Providing: Critical Protection Area and Conservation Easement
13. 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
14. 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."

15. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
16. Assessments, if any, levied by City of Sedro Woolley.
17. Dues, charges, and assessments, if any, levied by Wildflower Homeowners Association.
18. City, county or local improvement district assessments, if any.
19. Snohomish County "Right to Farm" Disclosure Statement as recorded under Recording No. 200608220085.