

**When recorded return to:**  
Meagan L. Bucey  
1560 Wildflower Way  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20235425

Feb 08 2023

Amount Paid \$5605.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

**CHICAGO TITLE COMPANY**  
**620053441**

Escrow No.: 245455041

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Marilyn Louise Williams, as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to Meagan L. Bucey, an unmarried person

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

LOT 21, 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): P120326 / 4813-000-021-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 11/27/2023

Marilyn Louise Williams  
Marilyn Louise Williams

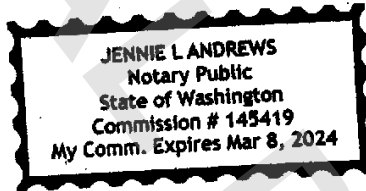
State of Washington

County of Skagit

This record was acknowledged before me on 01/27/2023 by Marilyn Louise Williams.



(Signature of notary public) Jennie L. Andrews  
Notary Public in and for the State of Washington  
My appointment expires: 03/08/2024



**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, a Washington corporation  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: November 5, 1985  
Recording No.: 8511050073  
Affects: Portion of said premises
2. Agreement regarding Conditions of Annexation and the terms and conditions thereof:  
Executed by: City of Sedro Woolley and S-W Land Co., LLC et al  
Recording Date: March 29, 2002  
Recording No.: 200203290183
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Puget Sound Energy, Inc., a Washington corporation  
Purpose: Utility systems  
Recording Date: October 17, 2002  
Recording No.: 200210170076  
Affects: Portion of said premises
4. Development Agreement and the terms and conditions thereof:  
Executed by: 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  
Said instrument is a re-recording of instrument (s);  
Recorded: March 26, 2003  
Recording No.: 200303260180  
AMENDED by instrument(s):  
Recorded: May 7, 2003  
Recording No.: 200305070172
5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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, 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 the Plat of Sauk Mountain View Estates North - Phase I - Wildflower:  
Recording No: 200305090001

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

6. 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  
 Recording No.: 200504290152  
 Recording No.: 200507180167  
 Recording No.: 200508080137  
 Recording No.: 200509160050  
 Recording No.: 200510260044  
 Recording No.: 200601230191  
 Recording No.: 200605030049
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. Development Agreement and the terms and conditions thereof:  
 Executed by: City of Sedro Woolley and Sauk Mountain Village LLC et al  
 Recording Date: June 9, 2003  
 Recording No.: 200306090031
9. Development Agreement regarding obligations arising from Development Approval and the terms and conditions thereof:  
 Executed by: 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  
 Said instrument is a re-recording of instrument (s);  
 Recorded: January 29, 2004  
 Recording No.: 200401290098  
 AMENDED by instrument(s):

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

Recorded: April 3, 2004 and December 21, 2006  
Recording No: 200403020063  
Recording No: 200612210120

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. Notice of Protected Critical Area and Conservation Easement and the terms and conditions thereof:  
Recording Date: July 18, 2005  
Recording No.: 200507180166
12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Lot owners  
Purpose: Exclusive Use Easement for Driveways and Detached Garages  
Recording Date: February 24, 2006  
Recording No.: 200602240144  
Affects: Portion of said premises
13. Skagit County Right to Farm Disclosure and the terms and conditions thereof:  
Recording Date: May 25, 2007  
Recording No.: 200705250123
14. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
15. 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

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

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."