

202404090017

04/09/2024 11:34 AM Pages: 1 of 7 Fees: \$309.50  
Skagit County Auditor, WA

**When recorded return to:**  
Alison Castro and Christian Castro Estrada  
1505 Wildflower Way  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20240182  
Apr 09 2024  
Amount Paid \$6005.00  
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

Escrow No.: 620055826

**CHICAGO TITLE**  
**620055826**

### **STATUTORY WARRANTY DEED**

THE GRANTOR(S) Alicia Schmidt, an unmarried person, as her separate estate and Trevor Molitor, an unmarried person, as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Alison Castro and Christian Castro Estrada, a married couple

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

LOT 55, 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): P120360 / 4813-000-055-0000

Subject to:

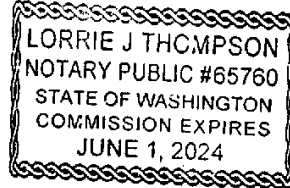
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 4-5-24

[Signature]  
Alicia Schmidt

[Signature]  
Trevor Molitor



State of Washington

County of SKagit

This record was acknowledged before me on April 5, 2024 by Alicia Schmidt.

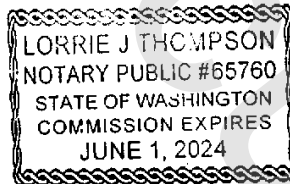
[Signature]  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 6-1-2024

State of Washington

County of SKagit

This record was acknowledged before me on April 8, 2024 by Trevor Molitor.

[Signature]  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 6-1-2024



**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: Said Plat
2. 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: 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, 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

**EXHIBIT "A"**

Exceptions  
(continued)

law, as set forth on the Plat of 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 No.: 200406150130,  
Recording No.: 200504290152,  
Recording No.: 200507180167,  
Recording No.: 200508080137,  
Recording No.: 200509160050,  
Recording No.: 200510260044,  
Recording No.: 200601230191, and  
Recording No.: 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 Community Homeowners Association

7. Agreement, including the terms and conditions thereof;

Between: City of Sedro Woolley, a Washington municipal corporation 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):

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

Recording No.: 200403020063 and  
Recording No.: 200612210120

8. Agreement, including the terms and conditions thereof;

Between: City of Sedro-Woolley, a Washington municipal corporation and Sauk Mountain Village LLC, a Washington limited partnership 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, a Washington municipal corporation and S-W Land Company, LLC, a Washington limited partnership 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

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

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

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:

"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. Assessments, if any, levied by Sedro Woolley.
16. City, county or local improvement district assessments, if any.

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 08, 2024  
between Alison Castro Christian Castro ("Buyer")  
Buyer Buyer  
and Alicia Schmidt Trevor Molitor ("Seller")  
Seller Seller  
concerning 1505 Wildflower Way 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.

Authentisign  
Alison Castro 03/08/2024  
Buyer Date

Authentisign  
Alicia Schmidt 03/11/24  
Seller Date

Authentisign  
[Signature] 03/08/2024  
Buyer Date

Authentisign  
Trevor Molitor 03/11/24  
Seller Date