Skagit County Auditor, WA

When recorded return to: Jaymeson Mallory and Wei Enn Lee 1802 Wildflower Way Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX Affidavit No. 20242118 Sep 12 2024 Amount Paid \$5813.00 Skagit County Treasurer By Kaylee Oudman Deputy

Filed for record at the request of:



425 Commercial St Mount Vernon, WA 98273

Escrow No.: 620057084

CHICAGO TITLE U20057084

## STATUTORY WARRANTY DEED

THE GRANTOR(S) Liam Sullivan and Mckayla Sullivan, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys and warrants to Jaymeson Mallory and Wei Enn Lee, a married couple

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

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

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

LT 35, SAUK MOUNTAIN VIEW ESTATES NORTH, PHASE I, WILDFLOWER

Tax Parcel Number(s): P120340 / 4813-000-035-0000

Subject to:

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

Page 1

# STATUTORY WARRANTY DEED

(continued)

Dated:	9-10-24	
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	A	
Lam St		
Muk	Layfor Gullivan	
Mckayla	a S <b>úili</b> van	

State of WAShington
County of SKACIT

This record was acknowledged before me on 7:

This record year acknowledged before me on 9-10-2024 by Liam Sullivan and Mckayla Sullivan.

(Signature of notary pul(lic)
Notary Public in and for the State of WASH, ng to

LORRIE J THOMPSON
NOTARY PUBLIC #65760
STATE OF WASHINGTON
COMMISSION EXPIRES
JUNE 1, 2028

**Legal Description** 

For APN/Parcel ID(s): P120340 / 4813-000-035-0000

LOT 35, 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.

#### Exceptions

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 Electric transmission and/or distribution line, together with necessary

Purpose:

Electric transmission

appurtenances

Recording Date: Recording No.: November 5, 1985 8511050073

Affects:

Said Plat

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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, a Washington municipal corporation and Dukes

Hill, L.L.C. a Washington limited liability company - et al

Recording Date:

May 7, 2003

Recording No.:

200305070171

Providina:

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

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

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 Homeowner's Association

Recording Date:

May 9, 2003

Recording No.:

200305090002

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
Development Agreement regarding obligations arising from Development

For: Approval

Affects:

Said premises and other property

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

Recording Date:

January 29, 2004

Recording No.:

200401290098

Exceptions (continued)

AMENDED by instrument(s):

200403020063 Recording No.: Recording No.: 200612210120

8. Agreement, including the terms and conditions thereof;

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

Co., 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

Statutory Warranty Deed (LPB 10-05) WA0000816.doc / Updated: 03.22.23

Exceptions (continued)

Recording Date:

February 24, 2006

Recording No.: Affects:

200602240144 Said premises and other property

13. Skagit County Right to Farm Disclosure and the terms and conditions thereof:

Recording Date:

July 27, 2006

Recording No.:

200607270207

- 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 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."

- 16. Assessments, if any, levled by Sedro Woolley.
- 17. 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 ©Copyright 2014 Disclosure RIGHT-TO-MANAGE Northwest Multiple Listing Service NATURAL RESOURCE LANDS DISCLOSURE ALL RIGHTS RESERVED

petweenJaymeson	Mallory			("Buyer")
Buyer		Buyer		, ,,
nd Liam Sullivan Seller		Mckayla Sullivan		("Seller"
oncerning1802 Wildflow	er Way	Sedro Woolley	WA 98284 State Zip	(the "Property"
land or designated long-term commer commercial activit non-resource uses may arise from the extraction with as noise, and odor. S as a priority use of prepared to accepacessary Natural	Property may be sub- e, Skagit County Code plies to parcels design I or within 1/4 mile of ru- cial significance in Ska- ies occur or may occu- s and may be inconven- te use of chemicals; o sociated activities, whi- kagit County has estab- and designated Natural pt such incompatibilitie I Resource Land opera- tices and local, State, a	section 14.38, wh ated or within 1 m ural resource, fore- agit County. A var- ur in the area tha- nient or cause disc or from spraying, p ich occasionally g olished natural resource Lands, es, inconvenience ations when performance	ich states:  nile of designated st or mineral resc iety of Natural Ri t may not be co comfort to area re oruning, harvestii enerates traffic, ource manageme and area resider s or discomfort	agricultural - burce lands of esource Land mpatible with esidents. This ng or mineral dust, smoke, ent operations hts should be from normal,
including extraction minerals. If you		tockpiling, blasting signated NR Lai sing Agent to rec	g, transporting an nds, you will h cord this Disclose	d recycling of nave setback
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