

When recorded return to:
Jeremiah Richards
1350 Wildflower Way
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20243085
Nov 25 2024
Amount Paid \$6229.00
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
620057591

Escrow No.: 620057591

STATUTORY WARRANTY DEED

THE GRANTOR(S) Sandra Marcia Hughes, Trustee of The Koloa Trust dated December 28,2020
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Jeremiah Richards, an unmarried man

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 9, "SAUK MOUNTAIN VIEW ESTATES NORTH, A PLANNED RESIDENTIAL
DEVELOPMENT, PHASE 1, WILDFLOWER," RECORDED ON 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): P120314 / 4813-000-009-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 11/21/2024

The Koloa Trust dated December 28, 2020

BY: Sandra Marcia Hughes
Sandra Marcia Hughes
Trustee

State of See attached California
County of acknowledgment pm

This record was acknowledged before me on _____ by Sandra Marcia Hughes as Trustee of The Koloa Trust dated December 28, 2020.

(Signature of notary public)
Notary Public in and for the State of _____
My appointment expires: _____

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, 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
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 1, 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 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

EXHIBIT "A"
Exceptions
(continued)

Recording No.: 200601230191

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 3, 2006
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 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
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

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 2, 2004
Recording No.: 200403020063

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 21, 2006
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

EXHIBIT "A"
Exceptions
(continued)

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
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

EXHIBIT "A"
Exceptions
(continued)

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. Skagit County "Right to Farm" Disclosure Statement as recorded under Recording No. 200706130101.
17. City, county or local improvement district assessments, if any.
18. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

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 October 18, 2024

between Jeremiah Richards ("Buyer")
Buyer Seller
and The Koloa Trust ("Seller")
Seller Buyer
concerning 1350 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.

Authenticated
Jeremiah Richards 10/24/2024
Buyer Date

Authenticated
Sandra M. Hughes 08/07/2024
Seller Date

Buyer Date

Seller Date