



200604210084

Skagit County Auditor

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3 11:33AM

AFTER RECORDING MAIL TO:

LISA M. JORGENSEN
1701 WILDFLOWER WAY
SEDRO WOOLLEY, WA 98284

CHICAGO TITLE CO.

STATUTORY WARRANTY DEED

Escrow No.: 16302

Title Order No.: IC38429 ✓

THE GRANTOR(S)

D.B. JOHNSON CONSTRUCTION, INC., A Washington Corporation

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in
hand paid, conveys, and warrants to

LISA M. JORGENSEN, A Single Individual

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

LOT 43, 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.
SITUATED IN SKAGIT COUNTY, WASHINGTON.

Assessor's Property Tax Parcel/Account Number: 4813 000 043 0000

SUBJECT TO: See Exhibit "A" attached hereto.

Dated: APRIL 13, 2006

D.B. JOHNSON CONSTRUCTION, INC., A Washington Corporation

BY: Marie English
MARIE ENGLISH, Manager

1884
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 21 2006

Amount Paid \$ 2,994.51
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF Washington
) ss.
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that MARIE ENGLISH is the person who appeared
before me, and said person acknowledged that she signed this instrument, on oath stated that she was
authorized to execute the instrument and acknowledged it as the Manager of D.B. JOHNSON
CONSTRUCTION, INC to be the free and voluntary act of such party for the uses and purposes
mentioned in this instrument.

Dated: 18TH day of April, 2006.

Robert M. Livesay
ROBERT M. LIVESAY
Notary Public in and for the State of Washington
residing at MARYSVILLE
My Commission Expires: 06/09/09

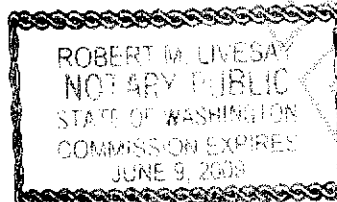


EXHIBIT A

Payment of the Affordable Housing Compensation Transfer Fee

At the time of transfer or sale, the property described herein is subject to the Affordable Housing Compensation Transfer Fee as described in the agreement dated February 13, 2006 and recorded under Skagit County Auditor's File No. 200602160122, records of Skagit County, Washington. (A copy of which is hereto attached.)

The rate of the transfer fee is 1.5% of the purchase price as further described in said agreement.

Closing agents are directed to complete the Transfer Affidavit (Exhibit B to said agreement) and forward the transfer fee to the Facilitator named in the agreement.

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: November 5, 1985

Auditor's No(s): 8511050073, records of Skagit County, Washington

In favor of: Puget Sound Power & Light Company

For: Electric transmission and/or distribution line, together with necessary appurtenance

Affects: Said plat

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: October 17, 2002

Auditor's No(s): 200210170076, records of Skagit County, Washington

In favor of: Puget Sound Power & Light Company

For: Electric transmission and/or distribution line, together with necessary appurtenances

Affects: Said plat

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 File No(s): 200303260180, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: May 7, 2003

Auditor's No(s): 200305070172, records of Skagit County, Washington

Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: May 9, 2003

Auditor's No(s): 200305090002, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: June 15, 2004, April 29, 2005, July 18, 2005, August 8, 2005, September 16, 2005, October 26, 2005 and January 23, 2006

Auditor's No(s): 200406150130, 200504290152, 200507180167, 200508080137, 200509160050, 200510260044 and 200601230191, records of Skagit County, Washington



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Note on the face of said plat: Protected Critical Area (Tract B) – subject to Sedro Woolley Municipal Code Chapter 17.65.

Note on the face of said plat: That portion of Sauk Mountain View Estates North not included in Tract A and Tract B shall not be developed nor any buildings be constructed thereon unless subject to a subsequent subdivision approval of the City of Sedro Woolley.

Easement delineated on the face of said plat;

For: Utilities
Affects: South 7 feet of Lots 3, 4 and 5

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 File No(s): 200401290098, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: April 3, 2000
Auditor's No(s): 200403020063, records of Skagit County, Washington

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

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

Covenants, conditions, restrictions and easement contained in instrument(s), but omitting any covenant or restrictions, if any, 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 law;

Recorded: July 18, 2005
Auditor's No(s): 200507180165, records of Skagit County, Washington

Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: July 18, 2005
Auditor's No(s): 200507180165, records of Skagit County, Washington

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 Sauk Mountain View Estates North – Phase III/IV Homeowners Association
Recorded: July 18, 2005
Auditor's No(s): 200507180166, records of Skagit County, Washington
Providing: Critical Protection Area and Conservation Easement



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