



201006020054

Skagit County Auditor

6/2/2010 Page

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4 1:53PM

When recorded return to:

CATHERINE J. SHERMAN  
1804 WILDFLOWER WAY  
SEDRO WOOLLEY, WA 98284

**CHICAGO TITLE****STATUTORY WARRANTY DEED**

Escrow No.: 18892

Title Order No.: 620010760 ✓

THE GRANTOR(S)

MATTHEW D. JOHNSON, A Single Person

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

CATHERINE J. SHERMAN, a single woman

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

LOT 34, 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.

Tax Parcel Number(s): 4813-000-034-0000

SUBJECT TO: See Exhibit A attached hereto and made a part hereof.

Dated: MAY 27, 2010

 5/28/10  
MATTHEW D. JOHNSON

STATE OF Washington

) ss.

COUNTY OF Snohomish

I certify that I know or have satisfactory evidence that MATTHEW D. JOHNSON is/are the person(s) who  
appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and  
acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this  
instrument.

Dated:  day of May, 2010


CANDACE A. RUMMELHART

Notary Public in and for the State of Washington  
residing at LAKE STEVENS  
My Commission Expires: 12/07/13

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

1603

JUN 02 2010

Amount Paid \$ 2212.20  
Skagit Co. Treasurer  
By  Deputy

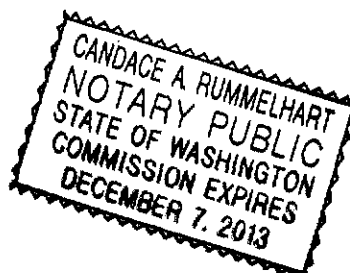


EXHIBIT A

1. 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
2. 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
3. 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
4. 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 3807 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, January 23, 2006, and May 3, 2006  
Auditor's No(s): 200406150130, 200504290152, 200507180167, 200508080137, 200509160050, 200510260044, 200601230191, and 200605030049, records of Skagit County, Washington
5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 Sauk Mountain View Estates North, Phase I, Wildflower:  
  
Recording No: 200305090001, records of Skagit County, WA
6. Easement contained in Dedication of said plat;  
For: All necessary slopes for cuts and fills  
Affects: Any portions of said premises which abut upon streets, avenues, alleys and roads
7. Easement delineated on the face of said plat;  
For: Utilities  
Affects: Exterior 7 feet adjacent to public and private streets



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8. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: May 9, 2003  
Auditor's No(s): 200305090002, records of Skagit County, Washington  
Imposed By: Wildflower Homeowner's Association
- AMENDED by instrument(s):  
Recorded: June 15, 2004, April 29, 2005, July 18, 2005, August 8, 2005, September 16, 2005, and October 26, 2005  
Auditor's No(s): 200406150003, 200504290152, 200507180167, 200508080137, 200509160050 and 200510260044, records of Skagit County, Washington
9. 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
10. 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
11. 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
12. 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
13. 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
14. 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
15. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: February 24, 2006  
Auditor's No(s): 200602240144, records of Skagit County, Washington  
In favor of: Lot Owners  
For: Exclusive Use Easement for Driveways and Detached Garages  
Affects: Said premises and other property



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16. With respect to Paragraph F of the General Exceptions, Certificate for City of Sedro-Woolley Ordinance Number 1221-95 and 1501-5, providing for a facilities improvement charge for new connections to the city sewer system;  
Recorded: February 23, 1995 and April 4, 2005  
Auditor's No.: 9502230028 and 200504040073, records of Skagit County, Washington

17. Skagit County Right to Farm Disclosure

Recording Date: May 15, 2007  
Recording No. 200705150102, records of Skagit County, WA

19. 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.



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