

POOR ORIGINAL

When recorded return to:

Ms. Connie S. Graham
1700 Sweet Cicely Lane
Sedro Woolley, WA 98284

20043-LMC



201209240143
Skagit County Auditor

9/24/2012 Page 1 of 7 11:56AM

LAND TITLE OF SKAGIT COUNTY

142383-S

BARGAIN AND SALE DEED

THE GRANTOR Washington Federal f/k/a Washington Federal Savings, a Washington Corporation, or and in consideration of NINETY THOUSAND AND NO/100 Dollars \$90,000.00, in hand paid, bargains, sells, and conveys to Connie S. Graham, a single person the following described estate, situated in the County of Skagit, State of Washington:

LOT 12, "SAUK MOUNTAIN VIEW ESTATES NORTH, PHASE 1, WILDFLOWER," RECORDED ON May 9, 2003, UNDER AUDITOR'S FILE NO.. 200305090001, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE CITY OF SEDRO-WOOLLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON.

SUBJECT TO EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE

Tax Parcel Number(s): 4813-000-012-0000

Dated: September 17, 2012

Washington Federal f/k/a Washington Federal Savings, a Washington Corporation,

BY: Tom Kenney, Senior Vice President

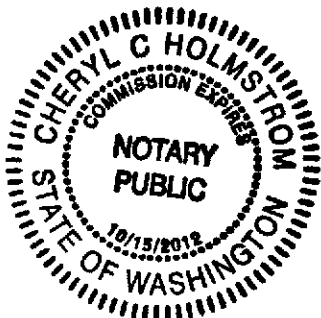
BY: Greg Peck, Senior Vice President

STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Greg Peck and Tom Kenney is/are the person(s) who appeared before me, and said person(s) acknowledge they signed this instrument, on oath they is/are authorized to execute the instrument and acknowledge that as Senior Vice Presidents of Washington Federal to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 9-19-12

Cheryl C Holmstrom
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 10-15-2012



SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20122997
SEP 24 2012

Amount Paid \$ 1607.00
By MG Skagit Co. Treasurer Deputy

LPB 15-05(i-l) rev. 4/2009
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EXHIBIT "A"

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenance
Area Affected: Said plat
Recorded: November 5, 1985
Auditor's No.: 8511050073

B. Terms and conditions of City of Sedro-Woolley Ordinance No. 1418-02 as recorded March 29, 2002, under Auditor's File No. 200203290182.

C. AGREEMENT REGARDING CONDITIONS OF ANNEXATION AND 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
Dated: January 9, 2002
Recorded: April 2, 2002
Auditor's No.: 200204020058

NOTE: Said Agreement is a re-record of Agreement recorded on March 29, 2002, under Auditor's File No. 200203290183.

D. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington Corporation
Purpose: The right to construct, operate, maintain, repair, replace, improve, remove, enlarge, and use the Easement Area for one or more utility systems for purposes of transmission, distribution and sale of gas and electricity, together with the right of access over and across said Property to enable Grantee to exercise its rights hereunder.
Area Affected: That portion of the Property (the "Easement Area" herein) that is ten (10) feet in width having five (5) feet of such width on each side of the centerline of Grantee's systems located as constructed or to be constructed, extended or relocated on the Property, except those portions of the Property occupied by building footings, foundations, and/or subsurface structures.
Dated: October 11, 2002
Recorded: October 17, 2002
Auditor's No.: 200210170076



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EXCEPTIONS CONTINUED:

E. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: City of Sedro Woolley
And: Dukes Hill, L.L.C. a Washington limited liability company -et al
Recorded: May 7, 2003
Auditor's No.: 200305070171
Regarding: 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.: 200303260180

AMENDED BY INSTRUMENTS:

Dated: April, 29, 2003, May 31, 2003, and January 29, 2004
Recorded: May 7, 2003, June 9, 2003, and February 3, 2004
Auditor's Nos.: 200305070172, 200306090031 and 200402030145, respectively

F. COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS CONTAINED IN DECLARATION(S) OF RESTRICTIONS, 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 Nos.: 200305090002

AMENDED BY INSTRUMENTS:

Recorded: June 15, 2004, April 29, 2005, July 18, 2005, August 8, 2005, September 16, 2005, October 26, 2005 and January 23, 2006
Auditors Nos.: 200406150130, 200504290152, 200507180167, 200508080137, 200509160050, 200510260044, 200601230191 and 200605030049



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EXCEPTIONS CONTINUED:

G. COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS 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 LAW OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTIONS PERMITTED BY LAW:

Recorded: July 18, 2005
Auditor's No.: 200507180165

H. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

By and Between: Sauk Mountain Village, L.L.C., a Washington Limited Liability Company and Sauk Mountain View Estate North – Phase III/IV Homeowners Association
Purpose: Critical Protection Area and Conservation Easement
Recorded: July 18, 2005
Auditor's No.: 200507180166

I. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Lot owners
Purpose: Exclusive use easement for driveways and detached garages
Area Affected: Said premises and other property
Recorded: February 24, 2006
Auditor's No.: 200602240144

J. DEDICATION CONTAINED ON THE FACE OF THE PLAT, AS FOLLOWS:

Know all men by these presents that Sauk Mountain Village, L.L.C., and Whidbey Island Bank, the undersigned owner in fee simple of the land hereby platted, hereby declare this plat and dedicate to the use of the public forever all streets, avenues, places and sewer easements or whatever public property there is shown on the plat and the use for any and all public purposes not inconsistent with the use thereof for public highway purposes, also the right to make all necessary slopes for cuts and fills upon lots, blocks, tracts, etc. shown on this plat in the reasonable original grading of all the street, avenues, places, etc. shown hereon.



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EXCEPTIONS CONTINUED:

K. UTILITY EASEMENT AS CONTAINED ON THE FACE OF THE PLAT, AS FOLLOWS:

An easement is hereby reserved for and granted to the following: The City of Sedro-Woolley, Public Utility District No. 1 of Skagit County, Puget Sound Energy, Cascade Natural Gas, GTE of the Northwest, TCI Cablevision, and their respective successors and assigns, under and upon all private streets shown in the plat as well as the exterior seven (7) feet of all lots, tracts and spaces within the subdivision lying parallel with and adjoining all streets in which to construct, operate, maintain, repair, replace and enlarge underground pipes, conduits, cables, wires and all necessary or convenient underground or ground mounted appurtenances thereto for the purpose of serving the subdivision and other property with sewer, water, electricity, gas, telephone service, television cable service and other utility services, together with the right to enter upon said exterior seven (7) feet of all lots, tracts and spaces at all times for the purposes herein stated.

L. NOTES AS CONTAINED ON THE FACE OF THE PLAT, AS FOLLOWS:

- 1.) Protected Critical Area (Tract B) is subject to Sedro-Woolley Municipal Code Chapter 17.65 as now existing and as hereafter amended, and shall be preserved and maintained as provided in Sedro-Woolley Municipal Code Chapter 17.65 and the conditions of development approvals for Phase I.
- 2.) 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.
- 3.) Zoning: SF2 and Planned Residential Development;
- 4.) Units: 61 Single Family Cottages
- 5.) Open Space: 49,912 square feet;
- 6.) Protected Critical Area 10.0 acres.

M. EASEMENT NOTE AS CONTAINED ON THE FACE OF THE PLAT, AS FOLLOWS:

Encroachment/Construction Activity. Grantor shall not undertake, authorize, permit or consent to any construction or excavation including, without limitation, digging, tunneling, or other forms of construction activity on or near the easement which might in any fashion unearth, undermine, or damage the sewer lines or endanger the lateral or other support of the sewer lines without grantee's prior written approval. Grantor further agrees that no structure or construction including, without limitation, fences and rockeries, shall be erected over, upon or within the easement, and no trees, bushes or other shrubbery shall be planted or maintained within the easement, provided grantor shall have full use of the surface of the real property within the easement, so long as such use does not interfere with the easement or the sewer lines.

N. 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



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EXCEPTIONS CONTINUED:

O. EASEMENT DELINEATED ON THE FACE OF SAID PLAT:

For: Utilities
Affects: Exterior 7 feet adjacent to public and private streets

P. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF

Between: City of Sedro-Woolley
And: Dukes Hill, L.L.C., a Washington limited liability company, et al
Recorded: February 3, 2004
Auditor's No.: 200402030145
Providing: Development Agreement regarding obligations arising from
Development approval
Affects: Said premises and other property

Said instrument is a re-recording of instrument recorded January 29, 2004, under Auditor's File No. 200401290098.

AMENDED BY INSTRUMENT:

Recorded: April 3, 2000
Auditor's No.: 200403020063

Q. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF

Between: City of Sedro-Woolley
And: Sauk Mountain Village LLC, et al
Recorded: June 9, 2003
Auditor's No.: 200306090031
Providing: 200306090031

R. SKAGIT COUNTY RIGHT TO FARM DISCLOSURE AND THE TERMS AND CONDITIONS THEREOF:

Grantor:
Grantee:
Recorded:
Auditor's File No.:
As Follows:

Buyer is aware that the property may be subject to the Skagit County right to Farm Ordinance, Skagit County Code section 14.48, which states:



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EXCEPTIONS CONTINUED:

R. (Continued):

"If your real property is adjacent to property used for agricultural operations or included within an area zoned for agricultural purposes, you may be subject to inconveniences or discomforts arising from such operations, INCLUDING BUT NOT LIMITED TO NOISE, ODORS, FLIES, FUMES, DUST SMOKE THE OPERATION OF MACHINERY OF ANY KIND DURING ANY 24 HOUR PERIOD (INCLUDING AIRCRAFT), THE STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, state, and federal laws.

S. ASSESSMENT DISCLOSED BY INSTRUMENT INCLUDING THE TERMS AND CONDITIONS THEREOF:

Between:	D.B. Johnson Construction, Inc., and LIR LLC
And:	Future owners, assigns, heirs and successors in interest
Recorded:	February 16, 2006
Auditor's No.:	200602160122
For:	Transfer fees
Amount:	1.5% of the total price

T. . Municipal assessments and impact fees, if any, levied by the City of Sedro-Woolley.

U. . Assessments, if any, due and owing Sauk Mountain View Estates North – Phase III/IV Homeowners' Association.



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