

When recorded return to:  
Jeanette Lockwood  
1560 Wildflower Way  
Sedro Woolley, WA 98284



Skagit County Auditor  
3/7/2014 Page 1 of 4 11:39AM \$75.00

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620020790

CHICAGO TITLE  
620020790

STATUTORY WARRANTY DEED

THE GRANTOR(S) Antonio Cundari, a single man  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Jeanette Lockwood, an unmarried person  
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 21, 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.

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

Tax Parcel Number(s): P120326 / 4813-000-021-0000

Subject to: Covenants, conditions, restrictions and easements of record more fully described in  
Chicago Title Order 620020790, Schedule B, Special Exceptions and Skagit County Right to Farm  
Ordinance, which are attached hereto and made a part here of as Exhibit "A".

Dated: March 4, 2014

*Antonio Cundari by Ines MacDonald*  
Antonio Cundari by Ines MacDonald,  
Attorney in Fact *attorney in fact*

2014 725  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAR 07 2014

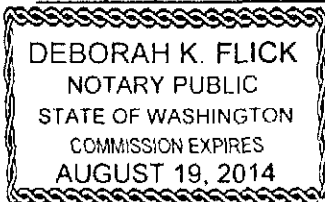
Amount Paid \$ 1874.00  
Skagit Co. Treasurer  
By MF Deputy

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Ines MacDonald is/are the person(s) who  
appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath  
stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the  
Attorney In Fact of Antonio Cundari to be the free and voluntary act of such party for the uses and  
purposes mentioned in the instrument.

Dated: 3/6/2014



*Deborah K. Flick*  
Name: DEBORAH K. FLICK  
Notary Public in and for the State of WA  
Residing at: Holliston, WA  
My appointment expires: 8/19/14

**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  
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 Power & Light Company  
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, 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

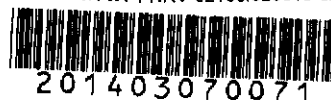
AMENDED by instrument(s):  
Recorded: May 7, 2003  
Auditor's No(s): 200305070172, records of Skagit County, Washington

4. Covenants, conditions, restrictions and easements 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, April 29, 2005, July 18, 2005, August 8, 2005, September 16, 2005, October 26, 2005, January 23, 2006, and May 3, 2006  
Recording No.: 200406150130, 200504290152, 200507180167, 200508080137, 200509160050, 200510260044, 200601230191, and 200605030049

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.

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;  
Purpose: All necessary slopes for cuts and fills and continued drainage of roads  
Affects: Any portions of said Land which abut upon streets, avenues, alleys, and roads and where water might take a natural course



**EXHIBIT "A"**

Exceptions  
(continued)

7. 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 below:  
Imposed by: Wildflower Homeowner's Association  
Recording Date: May 9, 2003  
Recording No.: 200305090002
8. 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 and December 21, 2006  
Auditor's No(s): 200403020063 and 200612210120, records of Skagit County, Washington
9. 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
10. 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
11. 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
12. 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 below:  
Recording Date: July 18, 2005  
Recording No.: 200507180165



## EXHIBIT "A"

Exceptions  
(continued)

13. 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 Homeowners Association  
Recorded: July 18, 2005  
Auditor's No(s): 200507180166, records of Skagit County, Washington  
Providing: Critical Protection Area and Conservation Easement
14. 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
15. Skagit County Right to Farm Disclosure;  
Recording Date: May 25, 2007  
Recording No.: 200705250123
16. Payment and terms and conditions 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.
- Notice of Private Transfer Fee Obligation;**  
Recorded: December 30, 2011  
Recording No.: 201112300122
17. Dues, charges, and assessments, if any, levied by Wildflower Homeowners Association.
18. Liability to future assessments, if any, levied by the City of Sedro Woolley.
19. City, county or local improvement district assessments, if any.
20. With respect to Paragraph F of the General Exceptions, Certificate of 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:  
Recording Date: February 23, 1995 and April 4, 2005  
Recording No.: 9502230028 and 200504040073

### SKAGIT COUNTY RIGHT TO FARM ORDINANCE

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 inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (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.



201403070071