

When recorded return to:  
Elias Delgado Zavala  
1341 Cascadia Drive  
Sedro Wooley, WA 98284  
561-848335



201403310211

Skagit County Auditor \$78.00  
3/31/2014 Page 1 of 7 2:29PM

LAND TITLE OF SKAGIT COUNTY

147861-0

**SPECIAL WARRANTY DEED**  
**(Not Statutory)**

p121347

THE GRANTOR(S) Secretary of Housing and Urban Development of Washington, D.C. 20410, his Successors in Interest and/or Assigns

for and in consideration of ten dollars and other valuable consideration

in hand paid, bargains, sells, and conveys to Elias Delgado Zavala, a married man

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

LOT 12, "SAUK MOUNTAIN VIEW ESTATES- NORTH- A PLANNED RESIDENTIAL DEVELOPMENT PHASE 2" as per plat recorded on January 29, 2004, under Auditor's File No. 200401290095, records of Skagit County, Washington.

Subject to exhibit "A" attached hereto and made a part hereof

**SKAGIT COUNTY WASHINGTON**  
**REAL ESTATE EXCISE TAX**

20141010

MAR 31 2014

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

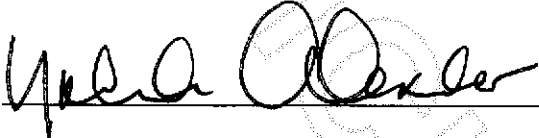
Amount Paid \$0  
Skagit Co. Treasurer  
By *mm* Deputy

LPB 16-09(r)  
Page 1 of 3

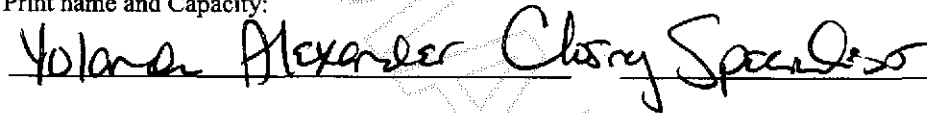
Tax Parcel Number(s): 4829-000-012-0000

Dated: 3/24/14

Secretary of Housing and Urban Development of  
Washington, D.C. 20410, his Successors in Interest  
and/or Assigns



Print name and Capacity:



LPB 16-09(r)



201403310211

Skagit County Auditor

3/31/2014 Page

2 of

7

\$78.00

2:29PM

STATE OF California  
COUNTY OF Sacramento

ss.

I certify that I know or have satisfactory evidence that Yolanda Alexander

(is/are) the person(s) who appeared before me, and said person(s) acknowledged that she signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledge it as the authorized signer of Secretary of Housing and Urban Development of Washington, D.C. 20410, his Successors in Interest and/or Assigns

to be

the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 3/26/14

Elisa Perez  
Notary name printed or typed: Elisa Perez  
Notary Public in and for the State of CA  
Residing at Elk Grove  
My appointment expires: 9/15/16

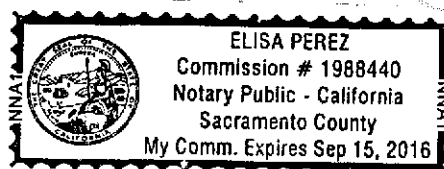


EXHIBIT "A"

EXCEPTIONS:

- A. Reservations contained in deed recorded in Volume 70 of Deeds, page 151, under Auditor's File No. 60673, as follows:

"...reserving unto the party of the first part, its successors and assigns all mineral and mineral oils in or under any of said lands whether said mineral or mineral oils are not known, or shall hereafter be discovered; without however, any right of the party of the first part, its successors or assigns in, to, or upon the surface of any of said lands."

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:	The United States of America
Purpose:	A perpetual easement and right to enter and erect, operate, maintain, repair, rebuild, and patrol one or more electric power transmission lines and appurtenant signs, lines, poles, towers, wires, cables, and appliances necessary in connection therewith
Area Affected:	A strip of land 125 feet in width, the boundaries of said strip lying 62.5 feet distant from, on each side of, and parallel to the survey line of the Arlington-Bellingham transmission line as now located and staked on the ground over, across, upon and/or adjacent to the above described property, said survey line being particularly described as follows: Beginning at survey station 1613 + 22.0 a point on the North and South center section line of said Section 18, said point being South 1°04' East a distance of 22.0 feet from the center of said Section 18, thence North 39°00' West a distance of 618.0 feet to survey station 1619 + 40.0; thence North a distance of 2182.1 feet to survey station 1641 + 22.1 a point on the North line of said Section 18, said point being North 89°36' East, a distance of 2028.0 feet from the Northwest corner of said Section 18
Recorded:	July 17, 1946
Auditor's No.:	394047

C. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For:	Access
In Favor Of:	Betty Bolton, her successors and assigns
Reserved By	
Instrument Recorded:	November 14, 1977
Auditor's No.:	868568
Affects:	West 60 feet of said plat



EXCEPTIONS CONTINUED:

D. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Massachusetts corporation  
Purpose: The right to construct, reconstruct, improve, repair, maintain and operate one electric transmission and/or distribution line consisting of poles or towers with necessary braces, guys and anchors, crossarms, insulators, transmission, distribution and signal wires, transformers and other necessary or convenient facilities and equipment  
Area Affected: South 20 feet of the West 165 feet of said plat  
Dated: September 3, 1955  
Recorded: September 20, 1955  
Auditor's No.: 525118

E. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF

Between: City of Sedro-Woolley, a Washington Municipal Corporation  
And: McGoffin, Mary Therese Janicki, Janicki, Lisa as Co-Trustees for the Janicki Family Trust dated May 1, 1988, et al  
Dated: March 26, 2002  
Recorded: March 26, 2003  
Auditor's No.: 2003260180  
Regarding: Terms and conditions for development

Said Agreement was amended May 7, 2003, under Auditor's File No. 200305070171.

F. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington Corporation  
Purpose: 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 electricity  
Area Affected: As described therein  
Dated: March 21, 2003  
Recorded: April 7, 2003  
Auditor's No.: 200304070119

G. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: United States of America  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Area Affected: A strip of land 137.5 feet in width, the boundaries of said strip lying 62.5 feet distant Easterly from and 75 feet distant Westerly from, and parallel with said survey line for the Snohomish Blaine No. 1 Transmission line, as said Survey line being now located and staked  
Recorded: August 7, 1963  
Auditor's No.: 639321



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**EXCEPTIONS CONTINUED:**

**H. EASEMENT AND TERMS AND CONDITIONS THEREOF:**

Disclosed By:	Plat of said addition
Purpose:	Electric transmission
Area Affected:	West portion of entire plat

**I. EASEMENT AND TERMS AND CONDITIONS THEREOF:**

Disclosed By:	Plat of said addition
Purpose:	Utilities setbacks

**J. Easement contained in Dedication of said plat:**

For:	All necessary slopes for cuts and fills and continued drainage of roads
Affects:	Any portions of said premises which abut upon street, avenues, alleys, and roads and where water might take a natural course

**K. EASEMENT NOTE:**

This 30 ft. wide easement as depicted within Tract "A" is a non-exclusive public utility easement granted to the City of Sedro-Woolley. At the time of this plat recording, a public sanitary sewer line has been installed which is an extension of the City's sanitary sewer system. This sewer line is restricted to serving only the 24 lots being platted and any future development within Tract "B"

No extensions of this sewer or any other improvements within this easement may be made without city approval.

**L. BONNEVILLE POWER ADMINISTRATION EASEMENT NOTE:**

**1. Prohibited uses:**

No structures or fences may be built within the BPA easement as shown by the building setback line on each lot. For other restrictions or use permits, contact BPA.

Two publications about BPA easements are: Living and working safely around high-voltage power lines." On-line at: <http://www2.transmission.bpa.gov/newsev/pdfs/livingandworking.pdf> and <http://www2.transmission.bpa.gov/newsev/pdfs/rowguide.pdf>.

**2. Information about health effects of electromagnetic fields is available in the publication, "EMF, Electronic and Magnetic fields associated with the use of electric power" June 2002 or latest edition, <http://www.niehs.nih.gov/emfrapid/booklet/emf2002.pdf>.**

**M. BUILDING SETBACK DISTANCES:**

Front yard	20 ft.
side yard	5 ft. (1-story)
side yard	8 ft (2-story)
back yard	10 ft.



Skagit County Auditor

\$78.00

3/31/2014 Page

6 of

7 2:29PM

NOTE: Lots backing on alley to setback line noted on sheet 3 of 3 BPA Easement limits.

EXCEPTIONS CONTINUED:

N. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington Corporation  
Purpose: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system  
Area Affected: Easement No. 1: All street, alley and road rights of way and access easements as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)  
Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street, alley and road rights of way.  
Dated: January 26, 2004  
Recorded: February 2, 2004  
Auditor's No.: 200402020108

O. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN SAID PLAT AND IN DECLARATION OF PROTECTIVE RESTRICTIONS, AS HERETO ATTACHED

Recorded: February 3, 2004  
Auditor's No.: 200402030144  
Executed By: Duke's Hill LLC

P. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF

Between: City of Sedro-Woolley, a Washington municipal corporation  
And: Dukes Hill LLC, a Washington Limited Liability Corporation;  
John A. Lange and Gayle Lange, husband and wife; Galen Kindred, a single man, and Sondra Kindred, a single woman, as their interests appear; and Sauk Mountain Village, LLC, a Washington Limited Liability Company  
Dated: January 29, 2004  
Recorded: February 3, 2004  
Auditor's No.: 200402030145  
Regarding: Development Agreement regarding obligations arising from development approval

Q. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantor: Bonneville Power Administration, U.S. Department of Energy  
Grantee: City of Sedro-Woolley  
Purpose: Use of BPA's easement area  
Dated: Not disclosed  
Recorded: April 13, 2005  
Auditor's No.: 200504130059



201403310211

Skagit County Auditor

\$78.00

3/31/2014 Page

7 of

7 2:29PM