

When recorded return to:  
Ronald L. Edwards and Carolyn Beth Edwards  
1510 Portobello Avenue  
Sedro Woolley, WA 98284

201404220081  
Skagit County Auditor  
4/22/2014 Page 1 of 3 \$74.00  
3:42PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON  
425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620021071

CHICAGO TITLE  
620021071

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Cordata Green, LLC, a Washington limited liability company  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Ronald L. Edwards and Carolyn Beth Edwards, husband and  
wife

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

Lot 4, AMENDED SAUK MOUNTAIN ESTATES NORTH, A PLANNED RESIDENTIAL  
DEVELOPMENT, PHASE 3, LOT LINE ADJUSTMENT, according to the Plat thereof recorded  
March 7, 2008 under Auditor's File No. 200803070019, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P123091 / 4865-000-004-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Chicago Title Company Order 620021071, Schedule B, Special Exceptions; and Skagit County Right  
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: April 17, 2014

Cordata Green, LLC, a Washington limited liability company

BY:

Robert W. Janicki, Sole Member

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2014 1316

APR 22 2014

Amount Paid \$4151.51

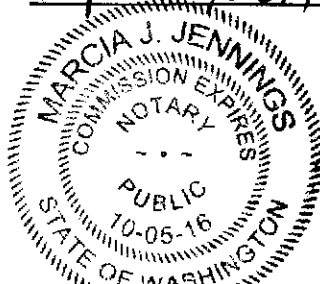
Skagit Co. Treasurer  
By man Deputy

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Robert W. Janicki

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 Sole Member of Cordata Green, LLC to be the free and voluntary act of such  
party for the uses and purposes mentioned in the instrument.

Dated: April 21, 2014



Marcia J. Jennings  
Name: Marcia J. Jennings  
Notary Public in and for the State of WA  
Residing at: Sedro-Woolley WA  
My appointment expires: 10/5/2016

## SCHEDULE "B"

### SPECIAL EXCEPTIONS

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: September 13, 1956  
Auditor's No(s): 541747, records of Skagit County, Washington  
In favor of: Pacific Northwest Pipeline Corp.  
For: Pipeline  
Affects: Said premises and other property  
  
Note: Exact location and extent of easement is undisclosed of record.  
  
AMENDED by instrument(s):  
Recorded: December 29, 1969  
Auditor's No(s): 734415, records of Skagit County, Washington
2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: September 13, 1956  
Auditor's No(s): 541527, records of Skagit County, Washington  
In favor of: Pacific Northwest Pipeline Corp.  
For: Pipeline  
Affects: Said premises and other property  
  
Note: Exact location and extent of easement is undisclosed of record.
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. 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
5. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: April 7, 2003  
Auditor's No.: 200304070119, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Underground electric system, together with necessary appurtenances  
Affects: Said premises and other property



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## SCHEDULE "B"

### Special Exceptions (continued)

6. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants 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 applicable law;  
Recorded: July 18, 2005  
Auditor's No(s): 200507180165, records of Skagit County, Washington  
Executed By: Sauk Mountain View Estates Phase III/IV Homeowners Association etal
7. 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  
Imposed By: Sauk Mountain View Estates Phase III/IV Homeowners Association etal
8. 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 3 and AMENDED SAUK MOUNTAIN VIEW ESTATES NORTH PHASE 3 LOT LINE ADJUSTMENT:  
Recording No: 200508040015, 200601030159 and 200803070019
9. City, county or local improvement district assessments, if any.
10. Assessments, if any, levied by City of Sedro-Woolley.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.

### 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.



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