

When recorded return to:
Kevin Taylor and Sireeta Taylor
1422 Portobello Avenue
Sedro Woolley, WA 98284

Recorded at the request of:
Guardian Northwest Title
File Number: 108363



201411210124

Skagit County Auditor \$74.00
11/21/2014 Page 1 of 3 11:20AM

Statutory Warranty Deed

108363-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Cordata Green, L.L.C., a Washington limited liability company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Kevin R. Taylor and Sireeta Taylor, a married couple the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lot 1, Amended Sauk Mountain Estates North PRD, Phase 3 LLA

Tax Parcel Number(s): P123088, 4865-000-001-0000

Lot 1, 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.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey, as per Exhibit "A" attached hereto

Dated 11-19-14

Cordata Green, LLC

By: Rob Janicki, Authorized Agent

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2014 4419
NOV 21 2014

Amount Paid \$4,230.19
Skagit Co. Treasurer
By mm Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Rob Janicki is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Authorized Agent of Cordata Green, LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 11-19-14

Katie Hickok

Notary Public in and for the State of Washington

Residing at , Washington

My appointment expires: 1/07/2015

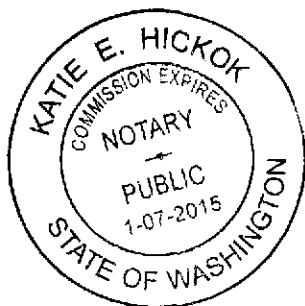


Exhibit A

EXCEPTIONS:

A. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., a Washington Corporation
Dated: March 21, 2003
Recorded: April 7, 2003
Auditor's No.: 200304070119
Purpose: Underground electric system, together with necessary appurtenances
Area Affected: As constructed

B. TERMS AND CONDITIONS OF DEVELOPMENT AGREEMENT, DATED MAY 26, 2002:

Dated: May 26, 2002
Recorded: May 7, 2003
Auditor's No.: 200305070171

Said instrument is a re-recording of instrument recorded under Auditor's File No. 200303260180.

Amended by document recorded under Auditor's File No. 200305070172.

Also amended by document recorded under Auditor's File No. 200306090031.

C. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Sauk Mountain View Estates – North – A Planned Residential Development Phase 2
Recorded: January 29, 2004
Auditor's No.: 200401290095

D. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Sauk Mountain View Estates – North – A Planned Residential Development Phase 3, adjusted and amended
Recorded: August 4, 2005, January 3, 2006 and March 7, 2008
Auditor's No.: 200508040015, 200601030159 and 200803070019

Guardian Northwest Title and Escrow, Agent for
First American Title Insurance Company



201411210124

Skagit County Auditor
11/21/2014 Page

2 of

\$74.00

3 11:20AM

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Sedro Woolley
Recorded: January 29, 2004
Auditor's No. 200401290097
Purpose: Sewer line
Area Affected: Portion of real estate under search and other property

F. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: City of Sedro Woolley
And: Dukes Hill, LLC
Dated: January 29, 2004
Recorded: February 3, 2004
Auditor's No.: 200402030145
Regarding: Development Agreement

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

Said document was amended under Auditor's File Nos. 200403020063 and 200612210120.

G. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: July 18, 2005
Auditor's No.: 200507180165
Executed By: Sauk Mountain Village, LLC

H. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Grandview Homes, LLC
And: Duke Hill, LLC
Dated: June 15, 2005
Recorded: April 14, 2010
Auditor's No.: 201004140048
Regarding: Adjacent Properties Development Agreement

I. Any tax, fee, assessments or charges as may be levied by Sauk Mountain View Estates North – Phase III/IV Homeowners Association.



201411210124