



201412300095

Skagit County Auditor  
12/30/2014 Page

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\$76.00  
5 4:17PM

When recorded return to:

Tamara Wilson  
1720 Sweet Cicely Lane  
Sedro Woolley, WA 98284

**STATUTORY WARRANTY DEED**

108447-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Wayside Terrace, LLC, in Oregon LLC

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys, and warrants to Tamara Wilson, an unmarried person

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

Lot 14, 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.

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.

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

Tax Parcel Number(s): P120319, 4813-000-014-0000

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

DEC 30 2014

Amount Paid \$ 2105.40  
By M6 Skagit Co. Treasurer  
Deputy

LPB 10-05(r)  
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Dated: 12/28/2014

*[Signature]*

STATE OF *California*  
COUNTY OF *Los Angeles*

ss.

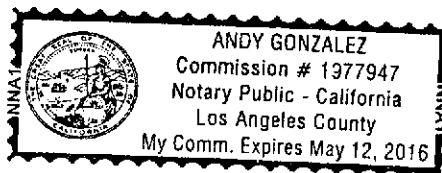
I certify that I know or have satisfactory evidence that *Robert Jayne*

~~(is/are)~~ the person(s) who appeared before me, and said person(s) acknowledged that *he* signed  
this instrument, on oath stated that *he* authorized to execute the instrument and acknowledge it  
as the *Manager* of  
to be

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

Dated: *12/28/14*

*[Signature]*  
Notary name printed or typed: *Andy Gonzalez*  
Notary Public in and for the State of *California*  
Residing at *Los Angeles*  
My appointment expires: *May 12, 2016*



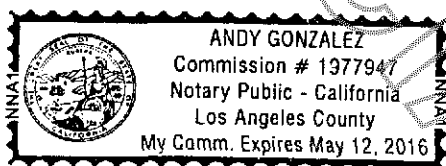
LPB 10-05(r)  
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STATE OF California }  
County of Los Angeles, SS:

I certify that I know or have satisfactory evidence that Robert Payne  
signed this instrument, on oath stated that he  
authorized to execute the instrument and acknowledged it as the Manager  
of \_\_\_\_\_ to be the free and voluntary act of such  
party for the uses and purposes mentioned in this instrument.

Dated: 12/28/14



[Signature]  
Printed Name: Andy Gonzalez  
Notary Public in and for the State of California  
Residing at Los Angeles  
My appointment expires: May 12, 2016



Exhibit A

**EXCEPTIONS:**

**A. EASEMENT AND PROVISIONS THEREIN:**

Grantee: Puget Sound Power & Light Company  
Recorded: November 5, 1985  
Auditor's No.: 8511050073  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way;  
Location: Said plat

**B. EASEMENT AND PROVISIONS THEREIN:**

Grantee: Puget Sound Power & Light Company  
Recorded: October 17, 2002  
Auditor's No.: 200210170076  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way;  
Location: Said plat

**C. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:**

Between: Sauk Mountain Village, L.L.C., et al  
And: City of Sedro Woolley, et al  
Recorded: May 7, 2003, June 9, 2003, June 30, 2003 and February 3, 2004  
Auditor's Nos.: 200305070171, 200305070172, 200306090031, 200306300001 and 200402030145  
Regarding: Development conditions and provisions

Developer's Indemnification of Future Owners recorded November 7, 2003 under Auditor's File No. 200311070175.

**D. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:**

Plat/Subdivision Name: Sauk Mountain View Estate North - Phase 1- Wildflower  
Recorded: May 9, 2003  
Auditor's No.: 200305090001

Guardian Northwest Title and Escrow Agent for  
First American Tit



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

Dated: April 30, 2002  
Recorded: May 9, 2003  
Auditor's No.: 200305090002  
Executed By: Sauk Mountain Village L.L.C.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: June 15, 2004, April 29, 2005, July 12, 2005, not dated,  
July 25, 2005 and October 18, 2005  
Recorded: June 15, 2004, April 29, 2005, July 18, 2005, August 8,  
2005, September 16, 2005 and October 26, 2005  
Auditor's No.: 200406150130, 200504290152, 200507180167,  
200508080137, 200509160050 and 200510260044

F. RESERVATION OF EASEMENT AND COVENANT FOR MAINTENANCE OF CRITICAL AREA AND HOMEOWNERS ASSOCIATION MEMBERSHIP:

Executed by: Duke's Hill LLC, Sauk Mountain Village, LLC,  
Grandview Homes, LLC, Galen Kindred and Sauk  
Mountain View Estates Phase III/IV Homeowners  
Association  
Recorded: July 18, 2005  
Auditor's No.: 200507180165

G. EASEMENT AND AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, DISCLOSED BY INSTRUMENT(S):

By and between: Sauk Mountain Village, LLC, a Washington limited  
liability company and Sauk Mountain View Estates  
North - Phase III/IV Homeowners Association  
Recorded: July 18, 2005  
Auditor's No.: 200507180166  
Providing: Critical Protection Area and Conservation Easement

H. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, GRANTED BY INSTRUMENT(S):

Recorded: February 24, 2006  
Auditor's No.: 200602240144  
In favor of: Lot Owners  
For: Exclusive Use Easement for Driveways and Detached  
Garages  
Affects: Said premises and other property

I. Any tax, fee, assessments or charges as may be levied by Wildflower Homeowners Association.

Guardian Northwest Title and Escrow, Agent for  
First America



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