

When recorded return to:
Cornwall Revocable Trust
Thomas O. Thayer
28 Pua Lane
Hilo, HI 96720

Recorded at the request of:
Guardian Northwest Title
File Number: 108739



201502030087

Skagit County Auditor
2/3/2015 Page

\$75.00
1 of 4 2:32PM

GUARDIAN NORTHWEST TITLE CO.
Statutory Warranty Deed 108739

THE GRANTORS David Arellano and Justina J. Arellano, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Thomas O. Thayer, trustee of the Cornwall Revocable Trust dated February 24, 2000, amended and restated on April 22, 2002 the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 1, Sauk Mountain View Estates North, Phase 2

Tax Parcel Number(s): P121336, 4929-000-001-0000

Lot 1, "SAUK MOUNTAIN VIEW ESTATES - NORTH - A PLANNED RESIDENTIAL DEVELOPMENT PHASE 2", according to the plat thereof recorded January 29, 2004 under Auditor's File No. 200401290095, 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 described in Exhibit "A" attached hereto

Dated 1-28-15

David Arellano

Justina J. Arellano

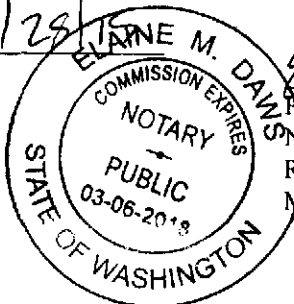
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015348
FEB 03 2015

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 3,031.⁰⁰
Skagit Co. Treasurer
By man Deputy

I certify that I know or have satisfactory evidence that David Arellano and Justina J. Arellano, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/hers/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 1/29/15



Printed Name: Elaine M. Davis
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 3/6/18

Exhibit "A"

A. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

From: The Wolverine Company
Recorded: February 1, 1907
Auditor's 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 now 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, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: United States of America
Dated: June 21, 1946
Recorded: July 17, 1946
Auditor's No.: 394047
Purpose: Right to enter and erect, operate, maintain, repair, rebuild and patrol one or more electric power transmission lines and appurtenant signal lines, poles, towers, wires, cables and appliances necessary in connection therewith
Area Affected: As constructed

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Dated: September 3, 1955
Recorded: September 20, 1955
Auditor's No.: 525118
Purpose: 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, cross-arms, insulators, transmission, distribution and signal wires, transformers and other necessary or convenient facilities and equipment
Area Affected: As constructed



201502030087

Skagit County Auditor

\$75.00

2/3/2015 Page

2 of

4 2:32PM

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: United States of America, and its assigns
Dated: July 29, 1963
Recorded: August 7, 1963
Auditor's No.: 639321
Purpose: Right to enter and erect, maintain, repair, rebuild, operate and patrol one or more line(s) of electric power transmission structures and appurtenant signal lines, including the right to erect such poles, transmission structures, wires, cables and appurtenances as are necessary thereto
Area Affected: As constructed

E. TERMS AND CONDITIONS OF AGREEMENT REGARDING CONDITIONS OF ANNEXATION:

Dated: January 9, 2002
Recorded: March 29, 2002
Auditor's No.: 200203290183

F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

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

G. TERMS AND CONDITIONS OF DEVELOPMENT AGREEMENT:

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.

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

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



201502030087

I. TERMS AND CONDITIONS OF AGREEMENT BETWEEN OWNER AND CITY OF SEDRO-WOOLLEY AMENDING A DEVELOPMENT AGREEMENT REGARDING OBLIGATIONS ARISING FROM DEVELOPMENT APPROVAL:

Dated: January 29, 2004
Recorded: January 29, 2004
Auditor's No.: 200401290098

J. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Dated: January 26, 2004
Recorded: February 2, 2004
Auditor's No.: 200402020108
Purpose: Underground electric system, together with necessary appurtenances
Area Affected: As constructed

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

Dated: January 29, 2004
Recorded: February 3, 2004
Auditor's No.: 200402030144
Executed By: Dukes Hill, LLC

L. 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

M. Any tax, fee, assessments or charges as may be levied by Sauk Mountain View Estates Homeowner's Association.



201502030087

Skagit County Auditor

\$75.00

2/3/2015 Page

4 of

4 2:32PM