



Skagit County Auditor
4/6/2015 Page 1 of 3 1:37PM \$74.00

When recorded return to:
Gil B. Ormbrek
P.O. Box 412
Sedro-Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620023134

CHICAGO TITLE

620023134

STATUTORY WARRANTY DEED

THE GRANTOR(S) David Morley LLC

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Gil B. Ormbrek, a single person

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

Lot 23, 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.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P120328 / 4813-000-023-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620023134, Schedule B, Special Exceptions, which are attached hereto
and made a part hereof.

Dated: March 30, 2015

David Morley LLC

BY:

Mark Murdzia, Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20151074

APR 06 2015

Amount Paid \$ 2,762.22
Skagit Co. Treasurer
By MB Deputy

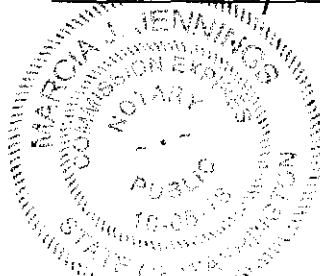
State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Mark Murdzia

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 Member of David Morley LLC to be the free and voluntary act of such party for
the uses and purposes mentioned in the instrument.

Dated: March 31, 2015



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(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: November 5, 1985
Recording No.: 8511050073
Affects: Said Plat
2. Covenants, conditions, restrictions and easements 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 in the document
Recording Date: May 9, 2003
Recording No.: 200305090002

Modification(s) of said covenants, conditions and restrictions
Recording Date: June 15, 2004, April 29, 2005, July 18, 2005, August 8, 2005, September 16, 2005, October 26, 2005, January 23, 2006, and May 3, 2006
Recording No.: 200406150130, 200504290152, 200507180167, 200508080137, 200509160050, 200510260044, 200601230191, and 200605030049
3. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;
Purpose: All necessary slopes for cuts and fills and continued drainage of roads
Affects: Any portions of said Land which abut upon streets, avenues, alleys, and roads and where water might take a natural course
4. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:
Imposed by: Wildflower Homeowner's Association
Recording Date: May 9, 2003
Recording No.: 200305090002
5. 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
6. Agreement, including the terms and conditions thereof; entered into;
By: City of Sedro Woolley
And Between: Sauk Mountain Village LLC et al
Recorded: June 9, 2003
Auditor's No.: 200306090031, records of Skagit County, Washington
Providing: Development Agreement
Affects: Said premises and other property
7. Agreement, including the terms and conditions thereof; entered into;
By: City of Sedro Woolley
And Between: S-W Land Co., LLC et al
Recorded: March 29, 2002
Auditor's No.: 200203290183, records of Skagit County, Washington
Providing: Annexation Agreement
Affects: Said premises and other property

SCHEDULE "B"

Exceptions
(continued)

8. Covenants, conditions, restrictions and easements 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 in the document
Recording Date: July 18, 2005
Recording No.: 200507180165
9. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:
Recording Date: July 18, 2005
Recording No.: 200507180165
10. Easement and Agreement, including the terms and conditions thereof, disclosed by instrument(s):
By and between: Sauk Mountain Village, L.L.C., a Washington Limited Liability Company and Sauk Mountain View Estates North – Phase III/IV Homeowners Association
Recorded: July 18, 2005
Auditor's No(s): 200507180166, records of Skagit County, Washington
Providing: Critical Protection Area and Conservation Easement
11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
In favor of: Lot Owners
Purpose: Exclusive Use Easement for Driveways and Detached Garages
Recording Date: February 24, 2006
Recording No.: 200602240144
Affects: Said premises and other property
12. Skagit County Right to Farm Disclosure;
Recording Date: April 13, 2007
Recording No.: 200704130177
13. Terms, conditions, provisions and obligations contained in the document entitled Affordable Housing Compensation Agreement Providing for Transfer Fee - Sedro Woolley No. 1001
Recording Date: February 16, 2006
Recording No.: 200602160122
Notice of Private Transfer Fee Obligation;
Recorded: December 30, 2011
Recording No.: 201112300122
14. Dues, charges, and assessments, if any, levied by Wildflower Homeowners Association.
15. Dues, charges, and assessments, if any, levied by Sauk Mountain View Estates North - Phase III/IV Homeowners Association.
16. Liability to future assessments, if any, levied by the City of Sedro Woolley.
17. City, county or local improvement district assessments, if any.
18. 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.