



201506240077

When recorded return to:
Phillip K. Reynolds
1321 Cascadia Drive
Sedro Woolley, WA 98284

Skagit County Auditor

\$75.00

6/24/2015 Page

1 of

4 2:33PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620023764

CHICAGO TITLE

620023764

STATUTORY WARRANTY DEED

THE GRANTOR(S) Andrey V. Baydak and Nadezhda Baydak, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Phillip K. Reynolds, an unmarried man, as his separate estate
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 7, 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.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P121342 / 4829-000-007-0000

Subject to: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: June 16, 2015

Andrey V. Baydak

Nadezhda Baydak

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20152365

JUN 24 2015

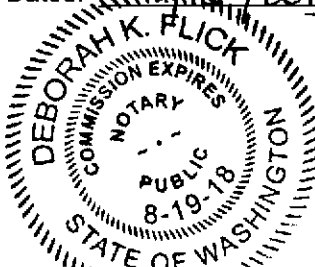
Amount Paid \$ 4152.40
Skagit Co. Treasurer
By HTB Deputy

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Andrey V. Baydak and Nadezhda Baydak is/are
the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed
this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and
purposes mentioned in this instrument.

Dated: 6/16/2015



Name:

DEBORAH K. FLICK

Notary Public in and for the State of

Residing at:

My appointment expires:

EXHIBIT "A"
Exceptions

1. Exceptions and reservations as contained in instrument;
Recorded: February 1, 1907
Auditor's No.: 60673, records of Skagit County, Washington
Executed By: The Wolverine Company
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 not 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.
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 17, 1946
Auditor's No(s): 394047, records of Skagit County, Washington
In favor of: United States of America
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: A strip of land 125 feet in width, the boundaries of said strip lying 62.5 feet distant from, on each side of, and parallel to the survey line of the Arlington-Bellingham transmission line as now located and staked
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: August 7, 1963
Auditor's No(s): 639321, records of Skagit County, Washington
In favor of: United States of America
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: A strip of land 137.5 feet in width, the boundaries of said strip lying 62.5 feet distant Easterly from and 75 feet distant Westerly from, and parallel with said survey line for the Snohomish-Blaine No. 1 Transmission line, as said Survey line being now located and staked
4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 20, 1955
Auditor's No(s): 525118, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: South 20 feet of the West 165 feet
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
6. 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
7. 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: January 29, 2004

EXHIBIT "A"

Exceptions (continued)

Auditor's No.: 200401290098, records of Skagit County, Washington
Providing: Development Agreement regarding obligations arising from Development
Approval:
Affects: Said premises and other property

AMENDED by instrument(s):

Recorded: February 3, 2004 and December 21, 2006
Auditor's No(s): 200402030063 and 200612210120, records of Skagit County, Washington

8. 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: February 3, 2004

Auditor's No(s): 200402030144 being a re-recording of 200401290096, records of Skagit County, Washington

Executed By: Dukes Hill, L.L.C.

9. Easement, including the terms and conditions thereof, granted by instrument;

Recorded: February 2, 2004

Auditor's No.: 200402020108, records of Skagit County, Washington

In favor of: Puget Sound Power & Light Company

For: Underground electric system, together with necessary appurtenances

Affects:

Easement No. 1: All street, alley and road rights-of-way and access easements as now or hereafter designed, platted, and/or constructed within the above described property, (When said streets and roads are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street, alley and road rights-of-way.

10. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 - PRD PH. 2:

Recording No: 200401290095

11. 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

12. 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

13. Easement, including the terms and conditions thereof, granted by instrument;

Recorded: February 2, 2004

Auditor's No.: 200402020108, records of Skagit County, Washington

In favor of: Puget Sound Power & Light Company

For: Underground electric system, together with necessary appurtenances

EXHIBIT "A"

Exceptions
(continued)

Affects:

Easement No. 1: All Street, alley and road rights-of-way and access easements as now or hereafter designed, plated, and/or constructed within the above described property. (When said street and roads are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street, alley and road rights-of-way.

14. City, county or local improvement district assessments, if any.
15. 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.