



201508070108

Skagit County Auditor

8/7/2015 Page

1 of

7 1:48PM

\$78.00

When recorded return to:

Dean Trevor Jones
8900 N. Mercer Way
Mercer Island, WA 98040

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620024758

CHICAGO TITLE 620024758

STATUTORY WARRANTY DEED

THE GRANTOR(S) T. Jones Inc., a Washington corporation

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Dean Trevor Jones, as his separate estate

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

Lots 40 and 41, Sauk Mountain View Estates North - a Planned Residential Development - Phase
IV, according to the plat thereof, recorded March 22, 2012 under Auditor's File No. 201203220011,
records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P131085, 6009-000-000-0040 and P131086, 6009-000-000-0041

Subject to: Conditions, covenants, restraictions and easements of record as more fully described
in Chicago Title Company Order 620024758, Schedule B, Special Exceptions, which are attached
hereto and made a part hereof.

Dated: July 31, 2015

T. Jones Inc.

BY: Trevor Jones
Trevor Jones, President

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

2015 3115

AUG 07 2015

Amount Paid \$ 717.00

Skagit Co. Treasurer

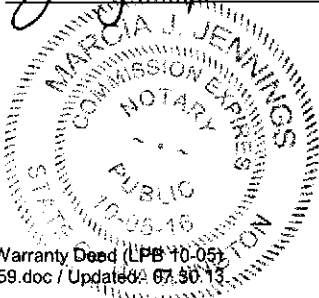
By HB Deputy

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Trevor Jones

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 President of T. Jones Inc. to be the free and voluntary act of such party for the
uses and purposes mentioned in the instrument.

Dated: July 31, 2015



Marcia J. Jennings
Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Woolley
My appointment expires: 10/5/2016

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 13, 1956
Auditor's No(s): 541747, records of Skagit County, Washington
In favor of: Pacific Northwest Pipeline Corp.
For: Pipeline
Affects: Said premises and other property
Note: Exact location and extent of easement is undisclosed of record.
AMENDED by instrument(s):
Recorded: December 29, 1969
Auditor's No(s): 734415, records of Skagit County, Washington
Note: Partial Relinquishment of Right of Way Contract recorded under Auditor's File No. 201309250031
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 13, 1956
Auditor's No(s): 541527, records of Skagit County, Washington
In favor of: Pacific Northwest Pipeline Corp.
For: Pipeline
Affects: Said premises and other property
Note: Exact location and extent of easement is undisclosed of record.
Note: Partial Relinquishment of Right of Way Contract recorded under Auditor's File No. 201309250031
3. Agreement, including the terms and conditions thereof; entered into;
By: NW Pipe Corporation
And Between: S-W Land Company, L.L.C. and Foxhall Company, L.L.C.
Recorded: July 2, 2002
Auditor's No.: 200207020122, records of Skagit County, Washington
Providing: Clearing of trees from pipeline easement
Affects: Said premises and other property
Said instrument is a re-recording of instrument (s);
Recorded: August 26, 2002
Auditor's File No(s): 200208260142, records of Skagit County, Washington
Note: Partial Relinquishment of Right of Way Contract recorded under Auditor's File No. 201309250031
4. Easement, including the terms and conditions thereof, established by instrument(s);
Recorded: July 2, 2002
Auditor's No(s): 200207020123, records of Skagit County, Washington
In favor of: Northwest Pipeline Corp.
For: Pipelines
Affects: Said premises and other property
Note: Partial Relinquishment of Right of Way Contract recorded under Auditor's File No. 201309250031
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: 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
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: February 3, 2004
Auditor's No.: 200402030145, records of Skagit County, Washington
Providing: Development Agreement regarding obligations arising from Development Approval

SCHEDULE "B"

Exceptions (continued)

- 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
7. 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
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: July 18, 2005
Auditor's No(s): 200507180165, records of Skagit County, Washington
Executed By: Sauk Mountain View Estates Phase III/IV Homeowners Association et al
Modification(s) of said covenants, conditions and restrictions
Recording Date: March 17, 2015
Recording No.: 201503170063
9. Agreement, including the terms and conditions thereof; entered into;
By: Dukes Hill LLC
And Between: Grandview Homes LLC et al
Recorded: July 18, 2005
Auditor's No. 200507180168, records of Skagit County, Washington
10. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: July 18, 2005
Auditor's No(s): 200507180165, records of Skagit County, Washington
Imposed By: Sauk Mountain View Estates Phase III/IV Homeowners Association et al
11. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 PHASE 3 and AMENDED SAUK MOUNTAIN VIEW ESTATES NORTH PHASE 3 LOT LINE ADJUSTMENT:
Recording No: 200508040015, 200601030159 and 200803070019
12. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 5, 1985
Auditor's No(s): 8511050073, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenance
Affects: Plat of Sauk Mountain View Estates North Phase I
13. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 17, 2002
Auditor's No(s): 200210170076, 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: Plat of Sauk Mountain View Estates North Phase I

SCHEDULE "B"

Exceptions (continued)

14. 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
15. 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
16. Agreement, including the terms and conditions thereof; entered into;
By: Northwest Pipeline Corporation
And Between: Galen Kindred and Sondra Kindred
Recorded: June 26, 2002
Auditor's No.: 200206260086, records of Skagit County, Washington
Providing: Clearing of trees from pipeline easement
Note: Partial Relinquishment of Right of Way Contract recorded under Auditor's
File No. 201309250031
17. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 26, 2002
Auditor's No(s).: 200206260089, records of Skagit County, Washington
In favor of: Northwest Pipeline Corporation
For: Pipelines
Note: Partial Relinquishment of Right of Way Contract recorded under Auditor's
File No. 201309250031
18. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: January 21, 2005
Auditor's No(s).: 200501210100, records of Skagit County, Washington
In favor of: Sauk Mountain Village, LLC
For: Ingress, egress and utilities
19. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant 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 law;
Recorded: July 18, 2005
Auditor's No(s).: 200507180165, records of Skagit County, Washington
20. Agreement and Easement, including the terms and conditions thereof; entered into;
By and Between: Sauk Mountain Village LLC and City of Sedro Woolley
Recorded: July 18, 2005
Auditor's No.: 200507180166, records of Skagit County, Washington
21. Reservation contained in deed from J. Elmer Bovey to A. W. Swain, dated February 14, 1912, filed February 19, 1912, under Auditor's File No. 89818 and recorded in Volume 85 of Deeds, page 482, substantially as follows:
"Excepting any minerals or mineral oils that may have been or may hereafter be discovered on said premises."
22. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

SCHEDULE "B"

Exceptions (continued)

- Granted to: United States of America and its assigns
Purpose: Permanent easement and right of way approximately 15 feet in width, with such additional widths as are necessary to provide for cuts, fills and turnouts and for curves at the angle points
Recording Date: January 28, 1969
Recording No.: 722709
Affects: Not disclosed
23. Terms and conditions of City of Sedro-Woolley Ordinance No. 1418-02 as recorded March 29, 2002, under Auditor's File No. 200203290182
24. AGREEMENT REGARDING CONDITIONS OF ANNEXATION AND THE TERMS AND CONDITIONS THEREOF:
Between: City of Sedro-Woolley, a Washington Municipal Corporation
And: SW-Land Company, LLC, a Washington Limited Partnership, et al
Dated: January 9, 2002
Recorded: April 2, 2002
Auditor's No.: 200204020058
25. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Energy Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: April 23, 2007
Recording No.: 200704230157
26. Adjacent Properties Development Agreement and the terms and conditions thereof:
Recording Date: April 14, 2010
Recording No.: 201004140048
27. Adjacent Properties Development Agreement and the terms and conditions thereof:
Recording Date: May 4, 2010
Recording No.: 201005040070
28. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: May 9, 2003
Auditor's No(s): 200305090002, records of Skagit County, Washington
AMENDED by instrument(s):
Recorded: 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
Auditor's No(s): 200406150130, 200504290152, 200507180167, 200508080137, 200509160050, 200510260044, 200601230191, and 200605030049, records of Skagit County, Washington
Affects: Portion of said plat
29. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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, PHASE 1, WILDFLOWER:
Recording No: 200305090001
30. Assessments or charges and liability to further assessments or charges, including the terms covenants, and provisions thereof, disclosed in instrument(s);
Recorded: May 9, 2003
Auditor's No(s): 200305090002, records of Skagit County, Washington
Imposed By: Wildflower Homeowner's Association

SCHEDULE "B"

Exceptions (continued)

AMENDED by instrument(s):

Recorded: June 15, 2004, April 29, 2005, July 18, 2005, August 8, 2005, September 16, 2005, and October 26, 2005
Auditor's No(s): 200406150130, 200504290152, 200507180167, 200508080137, 200509160050 and 200510260044, records of Skagit County, Washington
Affects: Portion of said plat

31. 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.
Affects: Portion of said plat
32. 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
Affects: Portion of said plat
33. 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
Affects: Portion of said plat
34. 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, records of Skagit County, Washington
Executed By: Dukes Hill, L.L.C.
Affects: Portion of said plat
Said document is a re-recording of Auditor's File No. 200401290096.
35. 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

SCHEDULE "B"

Exceptions (continued)

street, alley and road rights-of-way.

Affects: Portion of said plat

36. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 ESTATE - NORTH A PLANNED RESIDENTIAL DEVELOPMENT PHASE 2:
Recording No: 200401290095
37. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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, A PLANNED RESIDENTIAL DEVELOPMENT - PHASE IV:
Recording No: 201203220011
38. City, county or local improvement district assessments, if any.
39. Assessments, if any, levied by City of Sedro-Woolley.
40. Assessments, if any, levied by Sauk Mountain View Estates Phase III/IV Homeowner's Association.
41. Assessments, if any, levied by Sauk Mountain View Estate North - Phase III/IV Homeowners Association.
42. Assessments, if any, levied by Wildflower Homeowner's Association.

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.