



201509220128
Skagit County Auditor
9/22/2015 Page 1 of 5 3:15PM \$76.00

When recorded return to:
Cordata Green, LLC
103 N. Township Street
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.: 620024665

CHICAGO TITLE

620024665

STATUTORY WARRANTY DEED

THE GRANTOR(S) Whatcom-Skagit Housing, a Washington non-profit corporation
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Cordata Green, LLC, A Washington Limited Liability Company
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 13, 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): P121348 / 4829-000-013-0000

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: September 10, 2015

Whatcom-Skagit Housing

BY:

Nancy Larsen
Executive Director

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20153848
SEP 22 2015

Amount Paid \$ 539.00
Skagit Co. Treasurer
By H B Deputy

STATUTORY WARRANTY DEED
(continued)

STATE of

Wa
County of Whatcom

I certify that I know or have satisfactory evidence that

Nancy Larsen

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 Executive Director of Whatcom -Skagit Housing to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated:

9/17/15

TAMI HACKNEY
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
04-08-2017

Name:

Tami Hackney
Notary Public in and for the State of:

Residing at: Bellingham
My appointment expires:

4/8/17

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.