



201511250138

Skagit County Auditor
11/25/2015 Page

1 of

\$80.00
8 4:02PM

When recorded return to:
Robert J. Neff and Tracy L. Neff
21950 Apple Drive NE
Poulsbo, WA 98279

POOR ORIGINAL

Filed for record at the request of:

CHICAGO TITLE
COMPANY OF WASHINGTON3002 Colby Ave., Suite 200
Everett, WA 98201

Escrow No.: 620025577

CHICAGO TITLE

620025577

STATUTORY WARRANTY DEED

THE GRANTOR(S) Cornerstone Homes NW LLC, a Washington limited liability company
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Robert J. Neff and Tracy L. Neff, a married couple

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

Lot 32, 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): P131077 / 6009-000-000-0032,

Dated: November 23, 2015

Cornerstone Homes NW LLC

BY: 
Timothy Stratton, Assistant ManagerSKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015 4806
NOV 25 2015Amount Paid \$ 4,277.⁰⁰
Skagit Co. Treasurer
By  Deputy

STATUTORY WARRANTY DEED

(continued)

State of Washington
County of Snohomish

I certify that I know or have satisfactory evidence that Timothy Stratton

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 Assistant Manager of Cornerstone Homes NW, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 11/23/15

[Signature]
Name: C. R. SATO
Notary Public in and for the State of WA
Residing at: Lincoln
My appointment expires: November

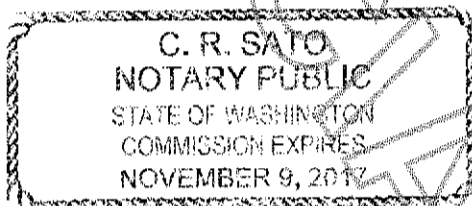


EXHIBIT "A"

Escrow No.: 620025577

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

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

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 and re-recorded under 200208260142

Providing: Clearing of trees from pipeline easement

Affects: Said premises and other property

Note: Partial Relinquishment of Right of Way Contract recorded under Auditor's File No. 201309250031

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

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

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

EXHIBIT "A"

Escrow No.: 620025577

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

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

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 etal

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 17, 2015

Recording No.: 201503170063

Agreement, including the terms and conditions thereof, entered into;

By: Dukes Hill LLC

And Between: Grandview Homes LLC etal

Recorded: July 18, 2005

Auditor's No. 200507180168, records of Skagit County, Washington

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 etal

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 20080307001

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

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

EXHIBIT "A"

Escrow No.: 620025577

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

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

Agreement, including the terms and conditions thereof; entered into;
By: Northwest Pipeline Corporation
And Between: Galen Kindred and Sandra Kindred
Recorded: June 26, 2002
Auditor's No.: 200206260088, 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

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

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

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

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

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."

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

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

Terms and conditions of City of Sedro-Woolley Ordinance No. 1418-02 as recorded March 29, 2002, under Auditor's File No. 200203290182

EXHIBIT "A"

Escrow No.: 620025577

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

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

Adjacent Properties Development Agreement and the terms and conditions thereof:

Recording Date: April 14, 2010
Recording No.: 201004140048

Adjacent Properties Development Agreement and the terms and conditions thereof:

Recording Date: May 4, 2010
Recording No.: 201005040070

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

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

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

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

EXHIBIT "A"

Escrow No.: 620025577

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

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

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

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.

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.

Affects: Portion of said plat

EXHIBIT "A"

Escrow No.: 620025577

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

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