

When recorded return to:  
Jason McHenry and Jeffrey McHenry  
205 Jeff Street  
Mount Vernon, WA 98274



201512230064  
Skagit County Auditor \$85.00  
12/23/2015 Page 1 of 13 2:01PM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200  
Everett, WA 98201

Escrow No. 1500034454

## 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 Jeffrey McHenry, an unmarried person Jason McHenry, an  
unmarried person

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

Lot 30, 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.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P131075 / 6009-000-000-0030

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2015 5180  
DEC 23 2015

Amount Paid \$ 4365.11  
Skagit Co. Treasurer  
By *Y. McHenry* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: December 22, 2015

Cornerstone Homes NW LLC

BY:   
Timothy Stratton, Assistant Manager

**STATUTORY WARRANTY DEED**  
(continued)

State of Washington

County of Snohomish

I certify that I know or have satisfactory evidence that

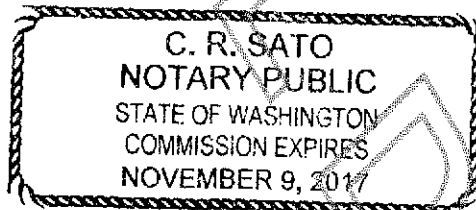
Timothy Stratton

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: Dec 22 2015



C. R. Sato  
Notary Public in and for the State of Washington  
Residing at: Lynnwood, WA  
My appointment expires: November 9, 2017



## EXHIBIT "A"

### Exceptions

1. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

2. 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

3. 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.

## EXHIBIT "A"

### Exceptions (continued)

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

4. 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

5. 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

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: February 3, 2004  
Auditor's No. 200402030145, records of Skagit County, Washington  
Providing: Development Agreement regarding obligations arising from Development

## EXHIBIT "A"

### Exceptions (continued)

#### 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

8. 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
9. 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
10. 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
11. 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

## EXHIBIT "A"

### Exceptions (continued)

12. 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
13. 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
14. 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
15. 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
16. 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
17. Agreement, including the terms and conditions thereof, entered into;  
By: Northwest Pipeline Corporation

## EXHIBIT "A"

### Exceptions (continued)

And Between: Galen Kindred and Sondra 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

18. 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

19. 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

20. 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

21. 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

22. 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."



## EXHIBIT "A"

### Exceptions (continued)

23. 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
24. Terms and conditions of City of Sedro-Woolley Ordinance No. 1418-02 as recorded March 29, 2002, under Auditor's File No. 200203290182
25. 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
26. 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
27. Adjacent Properties Development Agreement and the terms and conditions thereof:
- Recording Date: April 14, 2010  
Recording No.: 201004140048
28. Adjacent Properties Development Agreement and the terms and conditions thereof:
- Recording Date: May 4, 2010  
Recording No.: 201005040070
29. 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 (s) is exempt

## EXHIBIT "A"

### Exceptions (continued)

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

30. 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

31. 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

32. 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

## EXHIBIT "A"

### Exceptions (continued)

33. 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
34. 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
35. 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.
36. 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

## EXHIBIT "A"

### Exceptions (continued)

are dedicated to the public, this clause shall become null and void.)

#### Easement No. 2:

A strip of land 15 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

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 ESTATE - NORTH A PLANNED RESIDENTIAL DEVELOPMENT PHASE 2:

Recording No: 200401290095

38. 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

39. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If

**EXHIBIT "A"**  
Exceptions  
(continued)

you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.