

When recorded return to:
Susan T. Lane
1711 Sweet Cicely Lane
Sedro Woolley, WA 98284



201603250060

Skagit County Auditor

\$81.00

3/25/2016 Page

1 of

9 12:26PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St.
Mount Vernon, WA 98273

Escrow No.: 620026216

CHICAGO TITLE

620026216

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brance C. Price and Ashley Price, 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 Susan T. Lane, an unmarried person

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

Lot 11, SAUK MOUNTAIN VIEW ESTATES NORTH, PHASE I, WILDFLOWER, according to the plat thereof, as recorded May 9, 2003, under Auditor's File No. 200305090001, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P120316 / 4813-000-011-0000,

Subject to:

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


2016995
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 25 2016

Amount Paid \$ 2584.22
Skagit Co. Treasurer
By NF Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: March 4, 2016


Brande C. Price


Ashley Price

STATUTORY WARRANTY DEED
(continued)

Dated: March 4, 2016

Brance C. Price

Ashley Price

Ashley Price

STATUTORY WARRANTY DEED
(continued)

State of California

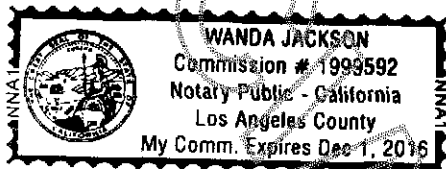
Los Angeles of —

I certify that I know or have satisfactory evidence that Brance C. Price —

(he/she/they) is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 3/23/2014

Wanda Jackson
Name: Wanda Jackson
Notary Public in and for the State of California
Residing at: 4427 Springdale Dr. LA Ca.
My appointment expires: 12/01/16 90043



STATUTORY WARRANTY DEED

(continued)

State of WA

County of Skagit

I certify that I know or have satisfactory evidence that

Ashley Price
(s) are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 3/23/16



[Signature]
Name: Kelli A. Mayo
Notary Public in and for the State of WA
Residing at: Sedro Woolley
My appointment expires: 6/19/17

EXHIBIT "A"

Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: November 5, 1985
Recording No.: 8511050073
Affects: Said Plat

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: October 17, 2002
Recording No.: 200210170076
Affects: Said Plat

3. 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

4. Covenants, conditions, restrictions and easements 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 in the document
Recording Date: May 9, 2003
Recording No.: 200305090002

Modification(s) of said covenants, conditions and restrictions

EXHIBIT "A"

Exceptions (continued)

- Recording Date: June 15, 2004, April 29, 2005, July 18, 2005, August 8, 2005, September 2006, 16, 2005, October 26, 2005, January 23, 2006, and May 3, 2006
- Recording No.: 200406150130, 200504290152, 200507180167, 200508080137, 200509160050, 200510260044, 200601230191, and 200605030049
5. 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 I, Wildflower.
6. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;
Purpose: All necessary slopes for cuts and fills and continued drainage of roads
Affects: Any portions of said Land which abut upon streets, avenues, alleys, and roads and where water might take a natural course
7. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:
Imposed by: Wildflower Homeowner's Association
Recording Date: May 9, 2003
Recording No.: 200305090002
8. 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
- 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

EXHIBIT "A"

Exceptions (continued)

9. 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
10. 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
11. Covenants, conditions, restrictions and easements 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 in the document
Recording Date: July 18, 2005
Recording No.: 200507180165
12. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:
Recording Date: July 18, 2005
Recording No.: 200507180165
13. Easement and Agreement, including the terms and conditions thereof, disclosed by instrument(s);
By and between: Sauk Mountain Village, L.L.C., a Washington Limited Liability Company and Sauk Mountain View Estates North - Phase III/IV Homeowners Association
Recorded: July 18, 2005
Auditor's No(s): 200507180166, records of Skagit County, Washington
Providing: Critical Protection Area and Conservation Easement
14. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
In favor of: Lot Owners
Purpose: Exclusive Use Easement for Driveways and Detached Garages
Recording Date: February 24, 2006

EXHIBIT "A"

Exceptions
(continued)

Recording No.: 200602240144
Affects: Said premises and other property

15. MITIGATION/INFRASTRUCTURE COST RECOVERY CONTRACT AND THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN:

Recorded: September 27, 2005
Auditor's No.: 200509270244, records of Skagit County, Washington

This document contains provisions for a Monetary Lien, including interest thereon, according to the terms and repayment schedule contained therein. Escrow and Closing agents should contact the "Facilitator" in writing for payoff and status in accordance with said contract. Said document contains provisions for a limited subordination. If we are asked to insure a Mortgage or Deed of Trust as having priority over said contract, we will require a new unconditional subordination agreement to be executed by both the "Originator" and "Facilitator" identified in said contract, and recorded.

Subordination Agreement;

Dated: February 15, 2006

Recorded: February 16, 2006

Auditor's No.: 200602160120, records of Skagit County, Washington

Referencing the Mitigation Agreement recorded under Auditor's File No. 200509270244, records of Skagit County, Washington, and the Deed of Trust recorded under Auditor's File No. 200602160118 and 200602160119, records of Skagit County, Washington.

16. Dues, charges, and assessments, if any, levied by Wildflower Homeowners Association.
17. Dues, charges, and assessments, if any, levied by Sauk Mountain View Estates North - Phase III/IV Homeowners Association.
18. Liability to future assessments, if any, levied by the City of Sedro Woolley.
19. City, county or local improvement district assessments, if any.