

When recorded return to:
Danu B. Hankins
1345 Cascadia Drive
Sedro Woolley, WA 98284



201604280072

Skagit County Auditor
4/28/2016 Page

1 of 5 \$77.00
1:40PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620026908

CHICAGO TITLE
620026908 STATUTORY WARRANTY DEED

THE GRANTOR(S) Cordata Green, 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 Danu B. Hankins, an unmarried person

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,

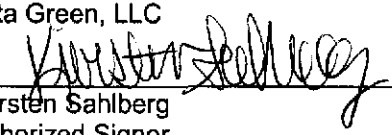
Subject to:

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

Dated: April 21, 2016


Cordata Green, LLC

BY:


Kiersten Sahlberg
Authorized Signor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20161619
APR 28 2016

Amount Paid \$ 5344.11
Skagit Co. Treasurer
By  Deputy

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Kiersten Sahlberg is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Authorized Signor of Cordata Green, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 4/28/16

Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Mayville, WA
My appointment expires: 10/1/2019

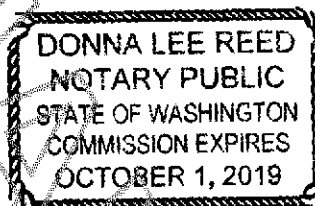


EXHIBIT "A"
Exceptions

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. **To provide an extended coverage lender's policy, general exceptions A through D may be eliminated or limited after an inspection of the Land and/or review of the survey, if required, is completed.**
15. City, county or local improvement district assessments, if any.
16. Assessments, if any, levied by City of Sedro-Woolley.