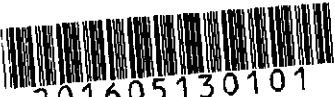


When recorded return to:  
Jacob Hubbard and Carmen Hubbard  
1425 Wildflower Way  
Sedro Woolley, WA 98284

  
201605130101  
Skagit County Auditor 1 of 6 3:40PM  
5/13/2016 Page \$78.00

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620026982 **CHICAGO TITLE**

**SKAGIT COUNTY WASHINGTON**  
**REAL ESTATE EXCISE TAX**  
2016 1896  
MAY 13 2016

Amount Paid \$ 3066.<sup>60</sup>  
Skagit Co. Treasurer  
By *Man* Deputy

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Christopher P. Kennedy and Catherine M. Kennedy, 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 Jacob Hubbard and Carmen Hubbard, wife and husband

the following described real estate, situated in the County of Skagit, State of Washington:  
Lot 58, 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): P120363 / 4813-000-058-0000,

Subject to:

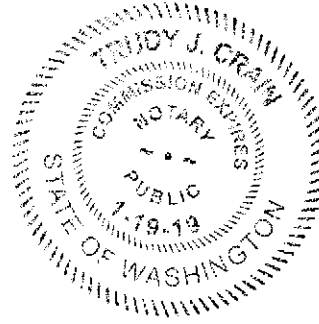
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**STATUTORY WARRANTY DEED**  
(continued)

Dated: May 10, 2016

Christopher P. Kennedy  
Christopher P. Kennedy

Catherine M. Kennedy  
Catherine M. Kennedy



State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Christopher P. Kennedy and Catherine M. Kennedy are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5-11-16

Trudy J. Crain  
Name: Trudy J. Crain  
Notary Public in and for the State of WASH  
Residing at: Orley Dr  
My appointment expires: 1-19-19

## EXHIBIT "A"

### Exceptions

1. 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: Said plat
2. 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: 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

## EXHIBIT "A"

### Exceptions (continued)

4. 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

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:

Recording No: 200305090001, records of Skagit County, WA

6. Easement contained in Dedication of said plat;  
For: All necessary slopes for cuts and fills  
Affects: Any portions of said premises which abut upon streets, avenues, alleys and roads
7. Easement delineated on the face of said plat;  
For: Utilities  
Affects: Exterior 7 feet adjacent to public and private streets

## EXHIBIT "A"

### Exceptions (continued)

8. 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): 200406150003, 200504290152, 200507180167, 200508080137, 200509160050 and 200510260044, records of Skagit County, Washington
9. 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  
Auditor's No(s): 200403020063, records of Skagit County, Washington
10. 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
11. 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

## EXHIBIT "A"

### Exceptions (continued)

12. Covenants, conditions, restrictions and easement contained in instrument(s), 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
13. 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
14. 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
15. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: February 24, 2006  
Auditor's No(s): 200602240144, records of Skagit County, Washington  
In favor of: Lot Owners  
For: Exclusive Use Easement for Driveways and Detached Garages  
Affects: Said premises and other property
16. Reservations contained in deed:  
  
Recording Date: June 16, 2004  
Recording No.: 200406160059
17. Dues, charges, and assessments, if any, levied by Sauk Mountain View Estates North - Phase III/IV Homeowners Association.
18. Dues, charges, and assessments, if any, levied by Wildflower Homeowners Association.
19. Liability to future assessments, if any, levied by the City of Sedro Woolley.