



201610270039

Skagit County Auditor

\$75.00

10/27/2016 Page

1 of

3 1:28PM

When recorded return to:

Marian V. Lamont

1418 Wildflower Way

Sedro Woolley, WA 98284

Recorded at the request of:

Guardian Northwest Title

File Number: 112443

Statutory Warranty Deed

THE GRANTOR Ronald B. Canniff, as his separate estate for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Marian V. Lamont, a single person** the following described real estate, situated in the County of **Skagit**, State of **Washington**

GUARDIAN NORTHWEST TITLE CO.

Abbreviated Legal:

Lot 16, Sauk Mountain View Estates North, Ph. 1, Wildflower

112443-1

Tax Parcel Number(s): P120321, 4813-000-016-0000

Lot 16, "PLAT OF SAUK MOUNTAIN VIEW ESTATES NORTH, PHASE I, WILDFLOWER", according to the plat thereof, recorded May 9, 2003 under Auditor's File No. 200305090001, records of Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 10/26/16

Ronald B. Canniff
Ronald B. Canniff

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20164882

OCT 27 2016

Amount Paid \$ 3102.20

Skagit Co. Treasurer

By M.M. Deputy

STATE OF Washington

COUNTY OF Skagit

SS:

I certify that I know or have satisfactory evidence that Ronald B. Canniff, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 10-26-16

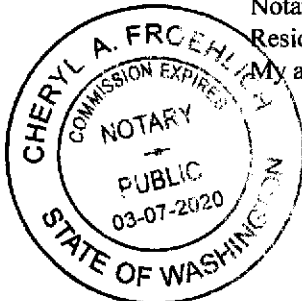
Printed Name: Katie Hickok

Notary Public in and for the State of

Residing at

My appointment expires: 1/07/2019

Washington



UNOFFICIAL

Exhibit A

Form No. 1068-2
ALTA Plain Language Commitment

Commitment No.: 112443
~~70012~~

SCHEDULE "B-1"

EXCEPTIONS:

A. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Recorded: November 5, 1985
Auditor's No.: 8511050073
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way;
Location: Said plat

B. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Recorded: October 17, 2002
Auditor's No.: 200210170076
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way;
Location: Said plat

C. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Sauk Mountain Village, L.L.C., et al
And: City of Sedro Woolley, et al
Recorded: May 7, 2003, June 9, 2003, June 30, 2003 and February 3, 2004
Auditor's Nos.: 200305070171, 200305070172, 200306090031, 200306300001 and 200402030145
Regarding: Development conditions and provisions

Developer's Indemnification of Future Owners recorded November 7, 2003 under Auditor's File No. 200311070075.

D. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Plat/Subdivision Name: Sauk Mountain View Estate North – Phase 1- Wildflower
Recorded: May 9, 2003
Auditor's No.: 200305090001

Form No. 1068-2
ALTA Plain Language Commitment

Commitment No.: 112443
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E. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: April 30, 2002
Recorded: May 9, 2003
Auditor's No.: 200305090002
Executed By: Sauk Mountain Village L.L.C.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: June 15, 2004, April 29, 2005, July 12, 2005, not dated,
July 25, 2005 and October 18, 2005
Recorded: June 15, 2004, April 29, 2005, July 18, 2005, August 8,
2005, September 16, 2005 and October 26, 2005
Auditor's No.: 200406150130, 200504290152, 200507180167,
200508080137, 200509160050, 200510260044,
200601230191 and 200605030049

F. RESERVATION OF EASEMENT AND COVENANT FOR MAINTENANCE OF CRITICAL AREA AND HOMEOWNERS ASSOCIATION MEMBERSHIP:

Executed by: Duke's Hill LLC, Sauk Mountain Village, LLC,
Grandview Homes, LLC, Galen Kindred and Sauk
Mountain View Estates Phase III/IV Homeowners
Association
Recorded: July 18, 2005
Auditor's No.: 200507180165

G. EASEMENT AND AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, DISCLOSED BY INSTRUMENT(S):

By and between: Sauk Mountain Village, LLC, a Washington limited
liability company and Sauk Mountain View Estates
North - Phase III/IV Homeowners Association
Recorded: July 18, 2005
Auditor's No.: 200507180166
Providing: Critical Protection Area and Conservation Easement

H. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, GRANTED BY INSTRUMENT(S):

Recorded: February 24, 2006
Auditor's No.: 200602240144
In favor of: Lot Owners
For: Exclusive Use Easement for Driveways and Detached
Garages
Affects: Said premises and other property

I. Any tax, fee, assessments or charges as may be levied by Wildflower Homeowners Association.