

When recorded return to:

Arnulfo Verdugo and Carmen Verdugo
1720 Sweet Cicely Lane
Sedro Woolley, WA 98284



201611170058

Skagit County Auditor \$79.00
11/17/2016 Page 1 of 7 11:47AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620028715

CHICAGO TITLE

620028715

STATUTORY WARRANTY DEED

20165214
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 17 2016

Amount Paid \$ 3022¹⁰
Skagit Co. Treasurer
By MF Deputy

THE GRANTOR(S) Rilex LLC

for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration in hand paid, conveys, and warrants to Arnulfo Verdugo and Carmen Verdugo, a married couple and Ramon A Verdugo and Teresa A Verdugo, a married couple, as Joint Tenants with Right of Survivorship and not as Tenants in Common.

The Grantees by signing the acceptance below, evidence thier intention to acquire said premises as Joint Tenants with Right of Survivorship, and not as Community Property or as Tenants in Common.*

Arnulfo Verdugo

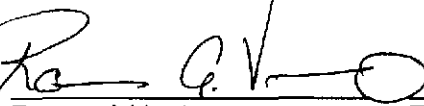
Carmen Verdugo

by: 

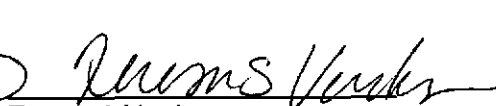
by: 

Arnulfo Verdugo by Ramon A
Verdugo, as attorney in fact

Carmen Verdugo by Ramon A
Verdugo, as attorney in fact



Ramon A Verdugo



Teresa A Verdugo

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

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

Abbreviated Legal: (Required if full legal not inserted above.) Lots 14 South Mountain
P120319 View Estates North
Phase 1

STATUTORY WARRANTY DEED

(continued)

Lot(s): 14 Sauk Mountain View Estates North, Phase I

Tax Parcel Number(s): P120319 / 4813-000-014-0000

Subject to:

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

Dated: November 14, 2016

Rilex LLC

BY: [Signature]

Nathan Loeb
Member

State of Washington

Skagit County of November Skagit
Nathan Loeb, member of

I certify that I know or have satisfactory evidence that Rilex LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 11/14/2016

Name: Jeremy M Reynolds
Notary Public in and for the State of WA
Residing at: LK Stevens
My appointment expires: 10/24/2019

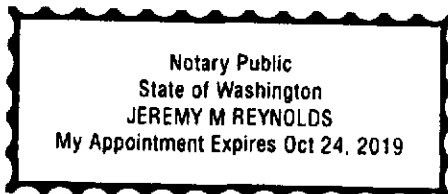


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P120319 / 4813-000-014-0000

Lot 14, 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.

Situate in Skagit County, Washington.

EXHIBIT "B"
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
Recording Date: June 15, 2004, April 29, 2005, July 18, 2005, August 8, 2005,

EXHIBIT "B"

Exceptions (continued)

September 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 "B"

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

EXHIBIT "B"

Exceptions (continued)

Purpose: Exclusive Use Easement for Driveways and Detached Garages
Recording Date: February 24, 2006
Recording No.: 200602240144
Affects: Said premises and other property

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

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11/14/16