

When recorded return to:
Laura Faley and Brian J. Faley
20134 East Stackpole Road
Mount Vernon, WA 98274



201611230102

Skagit County Auditor \$78.00
11/23/2016 Page 1 of 6 3:31PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620029475

CHICAGO TITLE

620029475

STATUTORY WARRANTY DEED

THE GRANTOR(S) Maxwell M. Zimmerman, an unmarried person, as his separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration
in hand paid, conveys, and warrants to Laura Faley and Brian J. Faley, wife and husband and Claude
L. Bradshaw and Ruth L. Bradshaw, husband and wife

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

Lot 39, 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): P120344 / 4813-000-039-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016 5328

NOV 23 2016

Amount Paid \$ 2808.50
Skagit Co. Treasurer
By *nam* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: November 22, 2016




Maxwell M. Zimmerman

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Maxwell M. Zimmerman is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: November 23, 2016



Name: Jana K. Quinn
Notary Public in and for the State of Washington
Residing at: Granite Falls
My appointment expires: 06/29/2019

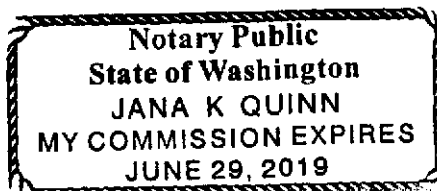


EXHIBIT "A"

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
Recording Date: June 15, 2004, April 29, 2005, July 18, 2005, August 8, 2005, September 16, 2005, October 26, 2005, January 23, 2006, and May 3,

EXHIBIT "A"

Exceptions (continued)

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, 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, PHASE 1, WILDFLOWER:

Recording No.: 200305090001

6. 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

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: 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

8. 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

EXHIBIT "A"

Exceptions
(continued)

9. 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
10. 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
11. 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
12. 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 Homeowners Association
Sauk Mountain View Estates North – Phase III/IV
Recorded: July 18, 2005
Auditor's No(s): 200507180166, records of Skagit County, Washington
Providing: Critical Protection Area and Conservation Easement
13. 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
Recording No.: 200602240144
Affects: Said premises and other property
14. Notice contained in deed
Recording Date: August 22, 2006
Recording No.: 20608220085
Regarding: Skagit County Right to Farm Ordinance

EXHIBIT "A"

Exceptions (continued)

15. Payment and terms and conditions of the Affordable Housing Compensation Transfer Fee

At the time of transfer or sale, the property described herein is subject to the Affordable Housing Compensation Transfer Fee as described in the agreement dated February 13, 2006 and recorded under Skagit County Auditor's File No. 200602160122, records of Skagit County, Washington. (A copy of which is hereto attached.)

Closing agents are directed to complete the Transfer Affidavit (Exhibit B to said agreement) and forward the transfer fee to the Facilitator named in the agreement.

Notice of Private Transfer Fee Obligation;
Recorded: December 30, 2011
Recording No.: 20112300122

16. Dues, charges, and assessments, if any, levied by Sauk Mountain View Estates North - Phase III/IV Homeowners Association.
17. Dues, charges, and assessments, if any, levied by Wildflower 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.