

When recorded return to:
Philip Seagran
1608 Wildflower Way
Sedro Woolley, WA 98284



201711030085
Skagit County Auditor \$79.00
11/3/2017 Page 1 of 6 1:30PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620032795

CHICAGO TITLE

620032795

STATUTORY WARRANTY DEED

THE GRANTOR(S) Charles F. Parsons, 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 Philip Seagran, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 38, 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): P120343 / 4813-000-038-0000,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20175207
NOV 03 2017

Amount Paid \$3137.50
By *Ma* Skagit Co. Treasurer Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: November 1, 2017

X Charles F. Parsons
Charles F. Parsons

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Charles F. Parsons 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: 11/2/17

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

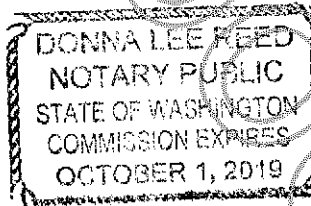


EXHIBIT "A"

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, 2006

EXHIBIT "A"

Exceptions (continued)

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

9. Agreement, including the terms and conditions thereof, entered into;
By: City of Sedro Woolley

EXHIBIT "A"

Exceptions (continued)

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

EXHIBIT "A"

Exceptions (continued)

15. Skagit County Right to Farm Disclosure;
Recording Date: November 17, 2006
Recording No.: 200611170108
16. Terms, conditions, provisions and obligations contained in the document entitled Affordable Housing Compensation Agreement Providing for Transfer Fee - Sedro Woolley No. 1001

Recording Date: February 16, 2006
Recording No.: 200602160122

The rate of the **transfer fee is 1.5%** of the purchase price as further described in said agreement. 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.: 201112300122

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.
20. City, county or local improvement district assessments, if any.