

When recorded return to:
Kathryn L Navarro
1601 Wildflower Way
Sedro Woolley, WA 98284



201806080073

06/08/2018 01:51 PM Pages: 1 of 7 Fees: \$105.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620034244

CHICAGO TITLE
620034244

STATUTORY WARRANTY DEED

THE GRANTOR(S) Daniel A. Keener and Melissa Keener, 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 Kathryn L Navarro, an unmarried person

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.)

Lot(s): 50 SAUK MOUNTAIN VIEW ESTATES NORTH - PHASE 1 - WILDFLOWER

Tax Parcel Number(s): P120355 / 4813-000-050-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20182475
JUN 08 2018


Amount Paid \$ 3654.⁰⁰
Skagit Co. Treasurer
By *mem* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 23, 2018



Daniel A. Keener



Melissa Keener

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Daniel Andreas Keener and Melissa Nichole Keener
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

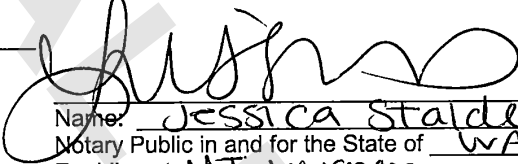
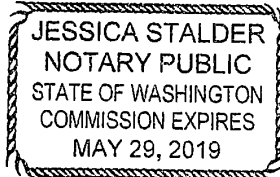
Dated: 5-23-18
Name: Jessica Stalder
Notary Public in and for the State of WA
Residing at: MT Vernon
My appointment expires: 5-29-19

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P120355 / 4813-000-050-0000

Lot 50, 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

5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or

EXHIBIT "B"**Exceptions
(continued)**

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
 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 "B"Exceptions
(continued)

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

15. Skagit County Right to Farm Disclosure;
 Recording Date: May 25, 2006
 Recording No.: 200605250086

EXHIBIT "B"

Exceptions
(continued)

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