

When recorded return to:

Robert LK Bell
5960 Northfork Rd
Deming, WA 98244



201807240063

07/24/2018 03:22 PM Pages: 1 of 8 Fees: \$106.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620035069

CHICAGO TITLE
620035069

STATUTORY WARRANTY DEED

THE GRANTOR(S) Arnulfo Verdugo and Carmen Verdugo, a married couple and Ramon A. Verdugo and Teresa S. Verdugo, who acquired title as Teresa A. Verdugo, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Robert LK Bell, an unmarried person

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

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.

Abbreviated Legal: (Required if full legal not inserted above.)

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

Subject to:

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

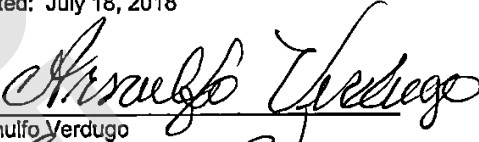
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX


20185238
JUL 24 2018

Amount Paid \$ 4010.00
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 18, 2018



Arnulfo Verdugo

Carmen Verdugo_____
Ramon A. Verdugo by Teresa S. Verdugo, his attorney in fact_____
Teresa S. VerdugoState of Arizona
TD of Maricopa
County

I certify that I know or have satisfactory evidence that Teresa S. Verdugo is the person who appeared before me, and said person acknowledged that he/she signed this instrument as Attorney in Fact for Ramon A. Verdugo and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: _____

Name: _____
Notary Public in and for the State of _____
Residing at: _____,
My appointment expires: _____

STATUTORY WARRANTY DEED
(continued)

Dated: July 18, 2018

Arnulfo VerdugoCarmen VerdugoRamon A. Verdugo by Teresa S. Verdugo his attorney in fact
Ramon A. Verdugo by Teresa S. Verdugo, his attorney in factTeresa S. Verdugo
Teresa S. VerdugoState of WA
County of Snohomish

I certify that I know or have satisfactory evidence that Teresa S. Verdugo is the person who appeared before me, and said person acknowledged that he/she signed this instrument as Attorney in Fact for Ramon A. Verdugo and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 19, 2018
Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Quincy, WA
My appointment expires: 10/27/2018

LOUREA L. GARKA STATE OF WASHINGTON NOTARY --- PUBLIC My Commission Expires 10-27-2018

STATUTORY WARRANTY DEED
(continued)

State of _____

County of _____

I certify that I know or have satisfactory evidence that Arnulfo Verdugo and Carmen Verdugo are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: _____

Name: _____
Notary Public in and for the State of _____
Residing at: _____
My appointment expires: _____

State of waCounty of Skaat

I certify that I know or have satisfactory evidence that Teresa S. Verdugo is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 19, 2018

Lourea L Garka
Name: Lourea L Garka
Notary Public in and for the State of wa
Residing at: Arlington
My appointment expires: 10/27/2018

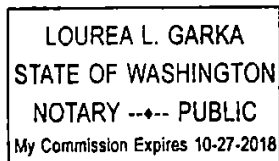


EXHIBIT "A"
Exceptions

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 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;

EXHIBIT "A"

Exceptions
(continued)

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 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. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."
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.