

When recorded return to:

Darren K. Hopcroft and Cecile H. Hopcroft
5508 Deep Purple Way
San Jose, CA 95123



201808030047

08/03/2018 01:27 PM Pages: 1 of 12 Fees: \$110.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620035415

CHICAGO TITLE
620035415

STATUTORY WARRANTY DEED

THE GRANTOR(S) BYK Construction, Inc., a Washington corporation

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Darren K. Hopcroft and Cecile H. Hopcroft, husband and wife

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

Lot 55, Sauk Mountain View Estates North - a Planned Residential Development - Phase IV,
according to the plat thereof, recorded March 22, 2012 under Auditor's File No. 201203220011,
records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P131100 / 6009-000-000-0055

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018 3434

AUG 03 2018

Amount Paid \$ *6235.00*
Skagit Co. Treasurer
By *mm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 18, 2018

BYK Construction, Inc.

BY: [Signature]
Paul Woodmansee
MemberBY: [Signature]
Timothy Woodmansee
MemberState of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Paul Woodmansee and Timothy Woodmansee are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Member and Member, respectively, of BYK Construction, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

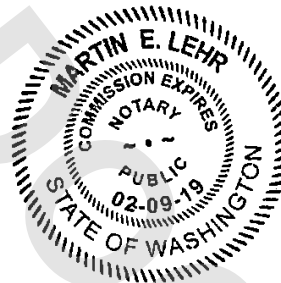
Dated: July 18, 2018
[Signature]
Name: Martin E. Lehr
Notary Public in and for the State of WA
Residing at: La Conner
My appointment expires: 2-9-19

EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 13, 1956
Auditor's No(s): 541747, records of Skagit County, Washington
In favor of: Pacific Northwest Pipeline Corp.
For: Pipeline
Affects: Said premises and other property

Note: Exact location and extent of easement is undisclosed of record.

AMENDED by instrument(s):
Recorded: December 29, 1969
Auditor's No(s): 734415, records of Skagit County, Washington

Note: Partial Relinquishment of Right of Way Contract recorded under Auditor's File No. 201309250031
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 13, 1956
Auditor's No(s): 541527, records of Skagit County, Washington
In favor of: Pacific Northwest Pipeline Corp.
For: Pipeline
Affects: Said premises and other property

Note: Exact location and extent of easement is undisclosed of record.
Note: Partial Relinquishment of Right of Way Contract recorded under Auditor's File No. 201309250031
3. Agreement, including the terms and conditions thereof; entered into;
By: NW Pipe Corporation
And Between: S-W Land Company, L.L.C. and Foxhall Company, L.L.C.
Recorded: July 2, 2002
Auditor's No. 200207020122 and re-recorded under 200208260142
Providing: Clearing of trees from pipeline easement
Affects: Said premises and other property

Note: Partial Relinquishment of Right of Way Contract recorded under Auditor's File No. 201309250031
4. Easement, including the terms and conditions thereof, established by instrument(s);
Recorded: July 2, 2002
Auditor's No(s): 200207020123, records of Skagit County, Washington
In favor of: Northwest Pipeline Corp.
For: Pipelines
Affects: Said premises and other property

EXHIBIT "A"Exceptions
(continued)

Note: Partial Relinquishment of Right of Way Contract recorded under Auditor's File No. 201309250031

5. 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
6. 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
7. Easement, including the terms and conditions thereof, granted by instrument;
 Recorded: April 7, 2003
 Auditor's No.: 200304070119, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Underground electric system, together with necessary appurtenances
 Affects: Said premises and other property

EXHIBIT "A"

Exceptions
(continued)

8. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;
 Recorded: July 18, 2005
 Auditor's No(s): 200507180165, records of Skagit County, Washington
 Executed By: Sauk Mountain View Estates Phase III/IV Homeowners Association etal
- Modification(s) of said covenants, conditions and restrictions
- Recording Date: March 17, 2015
 Recording No.: 201503170063
9. Agreement, including the terms and conditions thereof; entered into;
 By: Dukes Hill LLC
 And Between: Grandview Homes LLC etal
 Recorded: July 18, 2005
 Auditor's No. 200507180168, records of Skagit County, Washington
10. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
 Recorded: July 18, 2005
 Auditor's No(s): 200507180165, records of Skagit County, Washington
 Imposed By: Sauk Mountain View Estates Phase III/IV Homeowners Association etal
11. 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 3 and AMENDED SAUK MOUNTAIN VIEW ESTATES NORTH PHASE 3 LOT LINE ADJUSTMENT:
 Recording No: 200508040015, 200601030159 and 20080307001
12. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: November 5, 1985
 Auditor's No(s): 8511050073, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Electric transmission and/or distribution line, together with necessary appurtenance
 Affects: Plat of Sauk Mountain View Estates North Phase I

EXHIBIT "A"Exceptions
(continued)

13. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: October 17, 2002
 Auditor's No(s).: 200210170076, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Electric transmission and/or distribution line, together with necessary appurtenances
 Affects: Plat of Sauk Mountain View Estates North Phase I
14. 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
15. 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
16. Agreement, including the terms and conditions thereof; entered into;
 By: Northwest Pipeline Corporation
 And Between: Galen Kindred and Sondra Kindred
 Recorded: June 26, 2002
 Auditor's No. 200206260088, records of Skagit County, Washington
 Providing: Clearing of trees from pipeline easement
- Note: Partial Relinquishment of Right of Way Contract recorded under Auditor's File No. 201309250031
17. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: June 26, 2002
 Auditor's No(s).: 200206260089, records of Skagit County, Washington
 In favor of: Northwest Pipeline Corporation
 For: Pipelines
- Note: Partial Relinquishment of Right of Way Contract recorded under Auditor's File No. 201309250031
18. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: January 21, 2005
 Auditor's No(s).: 200501210100, records of Skagit County, Washington

EXHIBIT "A"Exceptions
(continued)

In favor of: Sauk Mountain Village, LLC
For: Ingress, egress and utilities

19. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;

Recorded: July 18, 2005

Auditor's No(s): 200507180165, records of Skagit County, Washington

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 17, 2015

Recording No.: 201503170063

20. Agreement and Easement, including the terms and conditions thereof; entered into;

By and Between: Sauk Mountain Village LLC and City of Sedro Woolley

Recorded: July 18, 2005

Auditor's No.: 200507180166, records of Skagit County, Washington

21. Reservation contained in deed from J. Elmer Bovey to A. W. Swain, dated February 14, 1912, filed

February 19, 1912, under Auditor's File No. 89818 and recorded in Volume 85 of Deeds, page 482,

substantially as follows:

"Excepting any minerals or mineral oils that may have been or may hereafter be discovered on said premises."

22. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: United States of America and its assigns

Purpose: Permanent easement and right of way approximately 15 feet in width, with such additional widths as are necessary to provide for cuts, fills and turnouts and for curves at the angle points

Recording Date: January 28, 1969

Recording No.: 722709

Affects: Not disclosed

23. Terms and conditions of City of Sedro-Woolley Ordinance No. 1418-02 as recorded March 29, 2002, under Auditor's File No. 200203290182

EXHIBIT "A"

Exceptions
(continued)

24. AGREEMENT REGARDING CONDITIONS OF ANNEXATION AND THE TERMS AND CONDITIONS THEREOF:
- Between: City of Sedro-Woolley, a Washington Municipal Corporation
 And: SW-Land Company, LLC, a Washington Limited Partnership, et al
 Dated: January 9, 2002
 Recorded: April 2, 2002
 Auditor's No.: 200204020058
25. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Energy Inc.
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
 Recording Date: April 23, 2007
 Recording No.: 200704230157
26. Adjacent Properties Development Agreement and the terms and conditions thereof:
- Recording Date: April 14, 2010
 Recording No.: 201004140048
27. Adjacent Properties Development Agreement and the terms and conditions thereof:
- Recording Date: May 4, 2010
 Recording No.: 201005040070
28. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
- Recorded: May 9, 2003
 Auditor's No(s): 200305090002, records of Skagit County, Washington
- AMENDED by instrument(s):
- Recorded: 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
 Auditor's No(s): 200406150130, 200504290152, 200507180167, 200508080137, 200509160050, 200510260044, 200601230191, 200605030049, records of Skagit County, Washington
 Affects: Portion of said plat
29. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants

EXHIBIT "A"Exceptions
(continued)

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

30. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
 Recorded: May 9, 2003
 Auditor's No(s): 200305090002, records of Skagit County, Washington
 Imposed By: Wildflower Homeowner's Association
- AMENDED by instrument(s):
 Recorded: June 15, 2004, April 29, 2005, July 18, 2005, August 8, 2005, September 16, 2005, and October 26, 2005
 Auditor's No(s): 200406150130, 200504290152, 200507180167, 200508080137, 200509160050 and 200510260044, records of Skagit County, Washington
 Affects: Portion of said plat
31. Exceptions and reservations as contained in instrument;
 Recorded: February 1, 1907
 Auditor's No.: 60673, records of Skagit County, Washington
 Executed By: The Wolverine Company
 As Follows: Reserving unto the party of the first part, its successors and assigns all mineral and mineral oils in or under any of said lands whether said mineral or mineral oils are not known, or shall hereafter be discovered; without however, any right of the party of the first part, its successors or assigns, in, to or upon the surface of any of said lands.
 Affects: Portion of said plat
32. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: July 17, 1946
 Auditor's No(s): 394047, records of Skagit County, Washington
 In favor of: United States of America
 For: Electric transmission and/or distribution line, together with necessary appurtenances
 Affects: A strip of land 125 feet in width, the boundaries of said strip lying 62.5 feet distant from, on each side of, and parallel to the survey line of the Arlington-Bellingham transmission line as now located and staked
 Affects: Portion of said plat
33. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: August 7, 1963

EXHIBIT "A"Exceptions
(continued)

Auditor's No(s): 639321, records of Skagit County, Washington
 In favor of: United States of America
 For: Electric transmission and/or distribution line, together with necessary appurtenances
 Affects: A strip of land 137.5 feet in width, the boundaries of said strip lying 62.5 feet distant Easterly from and 75 feet distant Westerly from, and parallel with said survey line for the Snohomish-Blaine No. 1 Transmission line, as said Survey line being now located and staked
 Affects: Portion of said plat

34. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;
 Recorded: February 3, 2004
 Auditor's No(s): 200402030144, records of Skagit County, Washington
 Executed By: Dukes Hill, L.L.C.
 Affects: Portion of said plat

Said document is a re-recording of Auditor's File No. 200401290096.

35. Easement, including the terms and conditions thereof, granted by instrument;
 Recorded: February 2, 2004
 Auditor's No.: 200402020108, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Underground electric system, together with necessary appurtenances
 Affects:

Easement No. 1:

All street, alley and road rights-of-way and access easements as now or hereafter designed, platted, and/or constructed within the above described property, (When said streets and roads are dedicated to the public, this clause shall become null and void.)

Easement No. 2:

A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street, alley and road rights-of-way.

Affects: Portion of said plat

36. 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,

EXHIBIT "A"Exceptions
(continued)

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 ESTATE - NORTH A PLANNED RESIDENTIAL DEVELOPMENT PHASE 2:

Recording No: 200401290095

37. 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, A PLANNED RESIDENTIAL DEVELOPMENT - PHASE IV:

Recording No: 201203220011

38. 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 Survey:

Recording No: 201602180008

39. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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: February 12, 2016

Recording No.: 201602120044

40. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: February 18, 2016

Recording No.: 201602180008

Matters shown: Locations of lot corners

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

EXHIBIT "A"Exceptions
(continued)

"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."

42. City, county or local improvement district assessments, if any.
43. Assessments, if any, levied by City of Sedro-Woolley.
44. Assessments, if any, levied by Sauk Mountain View Estates Phase III/IV Homeowner's Association.
45. Assessments, if any, levied by Sauk Mountain View Estate North - Phase III/IV/V Homeowners Association.
46. Assessments, if any, levied by Wildflower Homeowner's Association.