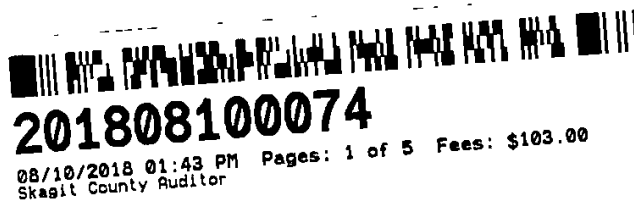


When recorded return to:
Douglas Hartfield
1502 Portobello Avenue
Sedro Woolley, WA 98284



SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20183534
AUG 10 2018

Amount Paid \$ 5,790.⁰⁰
Skagit Co. Treasurer
By *mm* Deputy

CHICAGO TITLE
020035028

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620035028

STATUTORY WARRANTY DEED

THE GRANTOR(S) Peter K. Janicki and Kaitlyn Janicki, 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 Douglas Hartfield, an unmarried person

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

Lot 3, AMENDED SAUK MOUNTAIN ESTATES NORTH, A PLANNED RESIDENTIAL
DEVELOPMENT, PHASE 3, LOT LINE ADJUSTMENT, according to the Plat thereof recorded
March 7, 2008 under Auditor's File No. 200803070019, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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


Tax Parcel Number(s): P123090 / 4865-000-003-0000

Subject to:

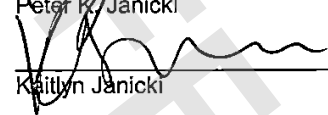
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: July 30, 2018



Peter K. Janicki




Kaitlyn Janicki

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Peter K. Janicki and Kaitlyn Janicki 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: 8/9/2018



Name: DEBORAH K. FLICK
Notary Public in and for the State of WA
Residing at: Bellevue
My appointment expires: 8/9/18

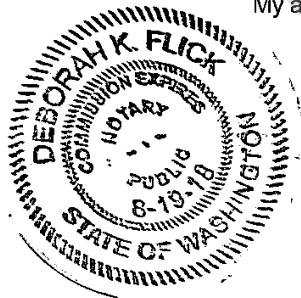


EXHIBIT "A"
Exceptions

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
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.
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. 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

EXHIBIT "A"

Exceptions
(continued)

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

5. 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
6. 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

7. 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

EXHIBIT "A"

Exceptions
(continued)

8. 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 200803070019
9. City, county or local improvement district assessments, if any.
10. Assessments, if any, levied by City of Sedro-Woolley.
11. Assessments, if any, levied by Sauk Mountain View Estate North - Phase III/IV Homeowners Association.