


When recorded return to:  
Tayshia L. Mosher and Eric L. Mosher  
1530 Wildflower Way  
Sedro Woolley, WA 98284

  
**201902080040**  
02/08/2019 11:35 AM Pages: 1 of 9 Fees: \$107.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620036901

**CHICAGO TITLE**  
*(020036901)*

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Boyce Brandon Williams, a married man 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 Tayshia L. Mosher and Eric L. Mosher, a married couple and  
Jaimie L. McGruder, 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.)

Lt. 19, Sauk Mountain View Estates North, Wildflower, Skagit County, WA

Tax Parcel Number(s): P120324 / 4813-000-019-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

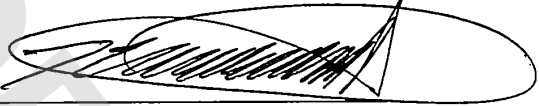
*2019426*

FEB 08 2019

Amount Paid \$ *3,974.40*  
Skagit Co. Treasurer  
By *[Signature]* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: January 29, 2019

X 

Boyce Brandon Williams

X 

Carrie Williams

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Boyce Brandon Williams and Carrie Williams are the person(s) who appeared before me, and said person(s) 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: \_\_\_\_\_

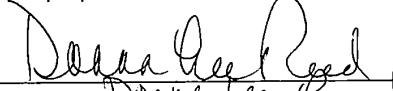
\_\_\_\_\_  
Name: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_,  
My appointment expires: \_\_\_\_\_

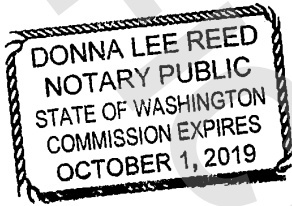
ACKNOWLEDGMENT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:  
Statutory Warranty Deed

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Boyce Brandon Williams 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: 2/1/19


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

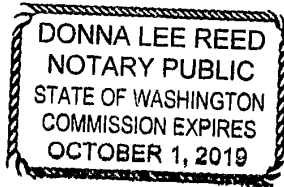


State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Carrie Williams 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: 2/6/19

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



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P120324 / 4813-000-019-0000**

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LOT 19, SAUK MOUNTAIN VIEW ESTATES NORTH, PHASE I, WILDFLOWER, ACCORDING TO THE PLAT THEREOF AS RECORDED MAY 9, 2003, UNDER RECORDING NO. 200305090001, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF 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;

Executed by: Dukes Hill, LLC, a Washington limited liability company - et al  
Recording Date: May 7, 2003  
Recording No.: 200305070171

Said instrument is a re-recording of instrument:

Recording Date: March 26, 2003  
Recording No.: 200303260180

Modification(s) of said agreement:

Recording Date: May 7, 2003  
Recording No.: 200305070172

4. 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

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

Recording Date: May 9, 2003  
Recording No.: 200305090002

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 15, 2004  
Recording No.: 200406150130

Modification(s) of said covenants, conditions and restrictions

Recording Date: April 29, 2005  
Recording No.: 200504290152

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 18, 2005  
Recording No.: 200507180167

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 8, 2005  
Recording No.: 200508080137

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 16, 2005  
Recording No.: 200509160050

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 26, 2005  
Recording No.: 200510260044

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 23, 2006  
Recording No.: 200601230191

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 3, 2006  
Recording No.: 200605030049

5. 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,

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

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 plat of Sauk Mountain View Estates North Phase I Wildflower:

Recording No: 200305090001

6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument:

Recorded: May 9, 2003  
Recording No.: 200305090002  
Imposed by: Wildflower Homeowner's Association

7. Agreement including the terms and conditions thereof; entered into:

Executed by: City of Sedro Woolley and Dukes Hill, LLC, a Washington limited liability company, et al  
Recording Date: February 3, 2004  
Recording No.: 200402030145  
Providing: Development Agreement regarding obligations arising from Development Approval  
Affects: said premises and other property

said instrument is a re-recording of instrument:

Recorded: January 29, 2004  
Recording No.: 200401290098

Modification(s) of said covenants, conditions and restrictions

Recording Date: April 3, 2000  
Recording No.: 200403020063

8. Agreement and the terms and conditions thereof; entered into:

Executed by: City of Sedro Woolley and Sauk Mountain Village LLC, et al  
Recording Date: June 9, 2003  
Recording No.: 200306090031  
Providing: Development Agreement  
Affects: said premises and other property

9. Agreement including the terms and conditions thereof; entered into:

Executed by: City of Sedro Woolley and S-W Land Co., LLC et al  
Recording Date: March 29, 2002

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

Recording No.: 200203290183  
 Providing: annexation agreement  
 Affects: said premises and other property

10. 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: July 18, 2005  
 Recording No.: 200507180165

11. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument:

Recorded: July 18, 2005  
 Recording No.: 200507180165

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

Granted to: Sauk Mountain Village, LLC a Washington limited liability company and Sauk Mountain View Estates North- Phase III/IV Homeowners Association  
 Purpose: critical protection area and conservation easement  
 Recording Date: July 18, 2005  
 Recording No.: 200507180166

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

Granted to: Lot owners  
 Purpose: driveways and detached garages  
 Recording Date: February 24, 2006  
 Recording No.: 200602240144  
 Affects: said premises and other property

14. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

15. Dues, charges, and assessments, if any, levied by Sauk Mountain View Estates North - Phase III/IV Homeowners Association.

16. Dues, charges, and assessments, if any, levied by Wildflower Homeowners Association.



**EXHIBIT "B"**

Exceptions  
(continued)

17. Liability to future assessments, if any, levied by the City of Sedro Woolley.
18. City, county or local improvement district assessments, if any.