

201906210102

06/21/2019 02:05 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

When recorded return to:

Brent Alan Barnes, Mr. and Mrs. Kenneth W. Barnes
1803 Wildflower Way
Sedro Woolley, WA 98284

Filed for Record at Request of
Curtis, Casteel & Palmer, PLLC
Escrow Number: C1900589M

CHICAGO TITLE

6200 78330

Statutory Warranty Deed

THE GRANTOR Frost Family, LLC, dba Payfirst Properties for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Brent Alan Barnes, an unmarried person and Kenneth W. Barnes and Pamela S. Barnes, a Married Couple the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

LT 36, Sauk Mountain View Estates North, PH 1, REC. NO. 200305090001

For Full Legal See Attached Exhibit "A"

Subject to: Covenants, conditions and restrictions of record, if any, attached hereto by Exhibit "A"

Tax Parcel Number(s): P120341 / 4813-000-036-0000

Dated June 19, 2019

Frost Family, LLC, dba Payfirst Properties

Matthew Johnson
By: Matthew Johnson, Authorized Signer

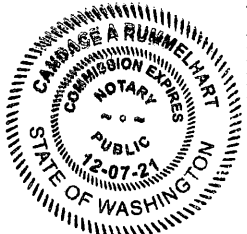
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20192483
JUN 21 2019

Amount Paid \$ 3832.00
Skagit Co. Treasurer
By man Deputy

STATE OF Washington
COUNTY OF Snohomish SS:

I certify that I know or have satisfactory evidence that Matthew Johnson
he is/are the person(s) who appeared before
me, and said person(s) acknowledge that he signed this instrument, on oath stated he
is/are authorized to execute the instrument and acknowledge that as the
Authorized Signer of Frost Family, LLC, dba Payfirst Properties
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 6-20-19 Candice A. Rummelhart



Notary Public in and for the State of Washington
Residing at Lehi, WA
My appointment expires: 12-7-2021

EXHIBIT A

Lot 36, 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 THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SUBJECT TO:

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

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

Agreement, including the terms and conditions thereof;

Between: City of Sedro Woolley and Dukes Hill, L.L.C. a Washington limited liability company - et al
Recording Date: May 7, 2003
Recording No.: 200305070171
Providing: Development Agreement
Affects: Said premises and other property

Said instrument is a re-recording of instrument(s);

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

AMENDED by instrument(s):

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

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:

Recording No: 200305090001

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 Nos.: 200406150130, 200504290152, 200507180167, 200508080137, 200509160050, 200510260044, 200601230191, and 200605030049

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 above:

Imposed by: Wildflower Homeowner's Association

Agreement, including the terms and conditions thereof;

Between: City of Sedro Woolley and Dukes Hill, L.L.C. a Washington limited liability company, et al
Recording Date: February 3, 2004
Recording No.: 200402030145
For: Development Agreement regarding obligations arising from Development Approval
Affects: Said premises and other property

Said instrument is a re-recording of instrument (s);

Recording Date: January 29, 2004
Recording No.: 200401290098

AMENDED by instrument(s):

Recording No(s): 200403020063 and 200612210120

Agreement, including the terms and conditions thereof;

Between: City of Sedro Woolley and Sauk Mountain Village LLC et al
Recording Date: June 9, 2003
Recording No.: 200306090031
For: Development Agreement
Affects: Said premises and other property

Agreement, including the terms and conditions thereof;

Between: City of Sedro Woolley and S-W Land Co., LLC et al
Recording Date: March 29, 2002
Recording No.: 200203290183
For: Annexation Agreement
Affects: Said premises and other property

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

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 above.

Easement and Agreement, including the terms and conditions thereof, disclosed by instrument(s);

Recording Date: July 18, 2005
Recording No.: 200507180166
For: Critical Protection Area and Conservation Easement

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

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."

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