

When recorded return to:

Joshua Murdock
1401 Wildflower Way
Sedro-Woolley, WA 98284

STATUTORY WARRANTY DEED

GNW 20-7993

THE GRANTOR(S) Barbara Granger, as her separate estate, 835 North State Street, #306, Bellingham, WA 98225,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Joshua Murdock, an unmarried person

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
Lot 61, Sauk Mountain View Estates North, Phase 1, Wildflower

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P120366

Dated: 11-12-2020
Barbara Granger
Barbara Granger

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-4837
Nov 13 2020
Amount Paid \$5125.00
Skagit County Treasurer
By Heather Beauvais Deputy

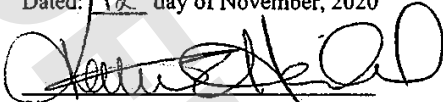
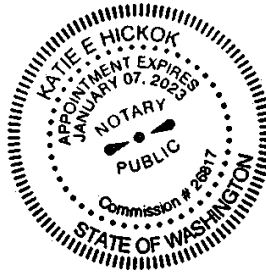
Statutory Warranty Deed
LPB 10-05

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STATE OF WASHINGTON
COUNTY OF SKAGIT

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

Dated: 12 day of November, 2020
SignatureNotary
TitleMy appointment expires: 1723

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 1401 Wildflower Way, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P120366

Property Description:

Lot 61, SAUK MOUNTAIN VIEW ESTATES NORTH, A PLANNED RESIDENTIAL DEVELOPMENT,
PHASE 1, WILDFLOWER, according to the plat thereof recorded May 9, 2003, under Auditor's File No.
200305090001, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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EXHIBIT B

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1. Easement affecting a portion of subject property for ingress, egress, utilities and provisions therein, granted to Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co., recorded November 5, 1985 and October 17, 2002, as Auditor's File No's. 8511050073 and 200210170076.

2. Agreement, regarding development conditions and the terms and provisions thereof between Sauk Mountain Village, L.L.C., et al and City of Sedro Woolley, et al, recorded May 7, 2003, June 9, 2003, June 30, 2003 and January 29, 2004 as Auditor's File No's. 200305070171, 200305070172, 200306090031, 200306300001 and 200402030145.

Developer's Indemnification of Future Owners recorded March 2, 2004 under Auditor's File No. 200311070075.

3. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Sauk Mountain View Estates North Phase I-Wildflower, recorded May 9, 2003 as Auditor's File No. 200305090001.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

4. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Sauk Mountain Village, L.L.C., dated April 30, 2002, recorded May 9, 2003, as Auditor's File No. 200305090002.

Above covenants, conditions and restrictions were amended on June 15, 2004, April 29, 2005, July 12, 2005, not dated, July 25, 2005 and October 18, 2005 and recorded June 15, 2004, April 29, 2005, July 18, 2005, August 8, 2005, September 16, 2005 and October 26, 2005 as Auditor's File No's. 200406150130, 200504290152, 200507180167, 200508080137, 200509160050, 200510260044, 200601230191 and 200605030049.

5. Reservation of easement and covenant for maintenance of critical area and homeowners association membership, executed by, Duke's Hill LLC, Sauk Mountain Village, LLC, Grandview Homes, LLC, Galen Kindred and Sauk Mountain View Estates Phase III/IV Homeowners Association recorded July 18, 2005 as Auditor's File No. 200507180165.

6. Easement and agreement, including the terms and conditions thereof, disclosed by instruments by Sauk Mountain Village, LLC, a Washington limited liability company and between Sauk Mountain View Estates North - Phase III/IV Homeowners Association, recorded July 18, 2005, as Auditor's File No. 200507180166.

7. Declaration of easement, affecting a portion of the subject property and other property for the purpose of exclusive use easement for driveways and detached garages including the terms and provisions thereof granted to lot owners, recorded February 24, 2006 as Auditor's File No. 200602240144.

8. Any tax, fee, assessments or charges as may be levied by Wildflower Homeowners Association.

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