



202103290149

03/29/2021 02:18 PM Pages: 1 of 7 Fees: \$109.50
Skagit County Auditor

WHEN RECORDED RETURN TO:

Name: Barth Arotca.
Address: 2309 23rd St.
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2021-17005
MAR 29 2021

Amount Paid \$ 0
Skagit Co. Treasurer
By: *[Signature]* Deputy

STATUTORY WARRANTY DEED

GRANTORS: Barth Arotca and Wendy Arotca, a married couple

GRANTEE: Blue Wind LLC, a Washington Limited Liability Company

ABBR. LEGAL: LOT 1, Sauk Mountain View Estates North, Phase I",

Assessor's Tax Parcel No.: P120308/4813-000-003-0000

THE GRANTORS, **Barth Arotca and Wendy Arotca, a married couple**

For and in consideration of a change in form of ownership only

Convey and warrant to Blue Wind LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantors herein: Lot 3, 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: SEE ATTACHED Exhibit "A"

Tax Account Number: **P120308/4813-000-003-0000**

Dated March 12, 2021

[Signature: Barth Arotca]

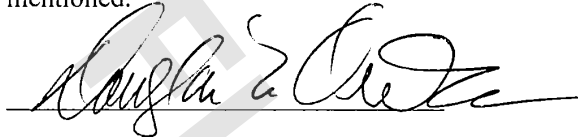
[Signature: Wendy Arotca]

STATE OF WASHINGTON

ss.

County of Skagit

On this 12th day of March, 2021, before me, the undersigned, a notary public in and for the State of Washington, duly commissioned and sworn, personally appeared Barth Arotca and Wendy Arotca, known to me to be the individuals described in and who executed the within instrument and they acknowledged that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes herein mentioned.



Printed name: Douglas N. Owens
Notary Public in and for the State of Washington
Residing at Anacortes. My commission
Expires May 18, 2024

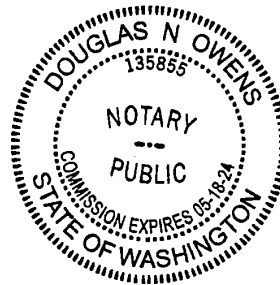


Exhibit A
Exceptions

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:
By: City of Sedro Woolley
And between: Dukes Hill, LLC, a Washington Limited Liability Company, et al
Recording Date: May 17, 2003
Auditor's No.: 20030507071, 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 File No(s): 200305070172, Records of Skagit County, Washington

4. 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

stat 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 Date: 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
Recording No: 200406150130, 200504290152, 200507180167, 200508080137, 200509160050, 200510260044, 200601230191, and 2006050530049

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, 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: 2003050090001
6. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat:
Purpose: All necessary slopes for cuts and fills and continued drainage of roads
Affects: Any portions of said Land which abut upon streets, avenues, alleys, and roads and where water might take a natural course.
7. 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 below:
Imposed by: Wildflower Homeowner's Association
Recording Date: May 9, 2003
Recording No.: 200305090002
8. Agreement, including the terms and conditions thereof; entered into:
By: City of Sedro Woolley
And between: Dukes Hill, LLC, a Washington Limited Liability Company, et al
Recording Date: 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: 200401290098 Records of Skagit County, Washington

AMENDED BY instrument(s):

Recorded: April 3, 2004 and December 21, 2006

Auditor's File Nos: 200403020063 and 200612210120 Records of Skagit County, Washington

9. Agreement, including the terms and conditions thereof; entered into:
By: City of Sedro Woolley
And between: Sauk Mountain Village LLC, et al
Recording Date: June 3, 2003
Auditor's No.: 200306090031 Records of Skagit County, Washington
Providing: Development Agreement
Affects: Said premises and other property
10. Agreement, including the terms and conditions thereof; entered into:
By: City of Sedro Woolley
And between: S-W Land Co., LLC, et al
Recording Date: March 29, 2002
Auditor's No.: 200203290183 Records of Skagit County, Washington
Providing: Annexation Agreement
Affects: Said premises and other property
11. 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
12. 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 below:
Recording Date: July 18, 2005
Recording No: 200507180165
13. Easement and Agreement, including the terms and conditions thereof, disclosed by instrument(s):
By and Between: Sauk Mountain Village, L.L.C., a Washington Limited Liability Company and Sauk Mountain View Estates North – Phase III/IV Homeowners Association

Recorded: July 18, 2005
Auditor's No.: 200507180166 Records of Skagit County, Washington
Providing: Critical Protection Area and Conservation Easement

14. 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

15. 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 ¼ 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."

16. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
17. Assessments, if any, levied by Sedro Woolley.
18. City, county or local improvement district assessments, if any.
19. Duse, charges and assessments, if any, levied by Sauk Mountain View Estates North - Phase III/IV Homeowners Association.

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

UNOFFICIAL DOCUMENT