

When recorded return to:
Gabriel Ogden
1804 Wildflower Way
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3480

Jul 29 2021

Amount Paid \$5605.00

Skagit County Treasurer

By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620048387

CHICAGO TITLE
020048387

STATUTORY WARRANTY DEED

THE GRANTOR(S) Catherine J. Sherman, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Gabriel M. Ogden, an unmarried man

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 34, SAUK MOUNTAIN VIEW ESTATES NORTH, PHASE I, WILDFLOWER

Tax Parcel Number(s): P120339/4813-000-034-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

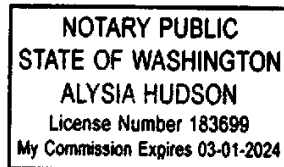
Dated: July ²⁶~~28~~, 2021

Catherine J. Sherman
 Catherine J. Sherman

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

Catherine J. Sherman
 (s) are the person(s) who appeared before me, and said person(s) acknowledged that
 (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
 for the uses and purposes mentioned in this instrument.

Dated: July 26, 2021

Alysia Hudson
 Name: Alysia Hudson
 Notary Public in and for the State of WA
 Residing at: Arlington
 My appointment expires: 03.01.2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P120339/4813-000-034-0000

LOT 34, 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.

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;

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

4. 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

EXHIBIT "B"

Exceptions
(continued)

said covenant or restriction is permitted by applicable law, as set forth on Sauk Mountain View Estates North, Phase I, Wildflower:

Recording No: 200305090001

5. 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

6. 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

Recording Date: May 9, 2003

Recording No.: 200305090002

7. 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

8. Agreement, including the terms and conditions thereof;

Between: City of Sedro Woolley and Sauk Mountain Village LLC et al

Recording Date: June 9, 2003

EXHIBIT "B"

Exceptions
(continued)

Recording No.: 200306090031
For: Development Agreement
Affects: Said premises and other property

9. 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

10. 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

11. 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

12. 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

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

14. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

EXHIBIT "B"

Exceptions
(continued)

Year: 2021
Tax Account Number: P120339/4813-000-034-0000
Levy Code: 0935
Assessed Value-Land: \$90,100.00
Assessed Value-Improvements: \$128,800.00

General and Special Taxes: Billed: \$2,388.69
Paid: \$1,194.38
Unpaid: \$1,194.31

15. City, county or local improvement district assessments, if any.
16. Assessments, if any, levied by Sedro Woolley.
17. 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."