

When recorded return to:

Donna R. Glisky
1750 Starflower Lane
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20237465

Jul 31 2023

Amount Paid \$5845.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620054309

CHICAGO TITLE
620054309

STATUTORY WARRANTY DEED

THE GRANTOR(S) Blue Wind LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Donna R. Glisky, an unmarried person

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

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.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P120308 / 4813-000-003-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 21, 2023

Blue Wind LLC

BY: *Barth N. Arotca*
Barth N. Arotca
Member

BY: *Wendy A. Arotca*
Wendy A. Arotca
Member

State of Washington
County of Skagit

This record was acknowledged before me on July 21, 2023 by Barth N. Arotca and Wendy A. Arotca as Member and Member, respectively, of Blue Wind LLC.

Jennifer Brazil
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 7-25-2024

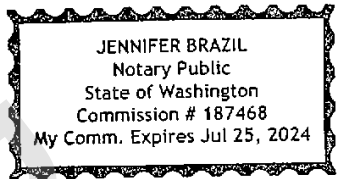


EXHIBIT "A"
Exceptions

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, L.L.C. a Washington limited liability company - et al
 - Recorded: May 7, 2003
 - Auditor's No.: 200305070171, 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 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 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 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,

EXHIBIT "A"

Exceptions
(continued)

2006

Recording No.: 200406150130, 200504290152, 200507180167, 200508080137,
200509160050, 200510260044, 200601230191, and 200605030049

5. 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

6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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: 200305090001

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

By: City of Sedro Woolley

And Between: Duker Hill, L.L.C. a Washington limited liability company, et al

Recorded: 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(s): 200401290098, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: April 3, 2000 and December 21, 2006

Auditor's No(s): 200403020063 and 200612210120, records of Skagit County, Washington

8. Agreement, including the terms and conditions thereof; entered into;

By: City of Sedro Woolley

And Between: Sauk Mountain Village LLC et al

Recorded: June 9, 2003

Auditor's No.: 200306090031, records of Skagit County, Washington

Providing: Development Agreement

Affects: Said premises and other property

EXHIBIT "A"Exceptions
(continued)

9. Agreement, including the terms and conditions thereof; entered into;
 By: City of Sedro Woolley
 And Between: S-W Land Co., LLC et al
 Recorded: March 29, 2002
 Auditor's No.: 200203290183, records of Skagit County, Washington
 Providing: 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. 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
12. 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(s): 200507180166, records of Skagit County, Washington
 Providing: Critical Protection Area and Conservation Easement
13. 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
14. 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

EXHIBIT "A"Exceptions
(continued)

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."

15. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
16. Assessments, if any, levied by Sedro Woolley.
17. City, county or local improvement district assessments, if any.
18. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.



Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated June 29, 2023
between Donna R Glisky ("Buyer")
Buyer Blue Wind LLC ("Seller")
Seller
concerning 1750 Starflower Lane Sedro Woolley WA 98284 (the "Property")
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authenticator
Donna R Glisky 06/29/2023
Buyer Date

Authenticator
Banith Arotca 06/29/23
Seller Date
Authenticator
Wendy Arotca 06/29/23
Seller Date