

**When recorded return to:**  
Rene O. Godina  
1401 Wildflower Way  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20237574  
Aug 08 2023  
Amount Paid \$6388.20  
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

**CHICAGO TITLE**  
620054359

Escrow No.: 620054359

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Joshua Murdock, a married man as his separate estate  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Rene O. Godina, an unmarried person

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 61, SAUK MOUNTAIN VIEW ESTATES NORTH -PH I - WILDFLOWER

Tax Parcel Number(s): P120366 / 4813-000-061-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: August 02, 2023

[Signature]  
Joshua Murdock

[Signature]  
Katie Murdock

State of Washington  
County of Skaagit

This record was acknowledged before me on August 02, 2023 by Joshua Murdock and Katie Murdock.

[Signature]  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 06/29/2027



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P120366 / 4813-000-061-0000**

---

LOT 61, SAUK MOUNTAIN VIEW ESTATES NORTH - PHASE 1 - WILDFLOWER, ACCORDING TO THE PLAT THEREOF RECORDED MAY 9, 2003, UNDER RECORDING 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: appurtenances	Electric transmission and/or distribution line, together with necessary
Recording Date:	November 5, 1985
Recording No.:	8511050073
Affects:	Said Plat
  
2. The Terms, Conditions and Reservations as disclosed in "Ordinance No. 1418-02":  

Recording Date:	March 29, 2002
Recording No.:	200203290182
  
3. 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: appurtenances	Electric transmission and/or distribution line, together with necessary
Recording Date:	October 17, 2002
Recording No.:	200210170076
Affects:	Said Plat
  
4. 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

**EXHIBIT "B"****Exceptions  
(continued)**

5. 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

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

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 above:

Imposed by: Wildflower Homeowner's Association

8. 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

**EXHIBIT "B"**

Exceptions  
(continued)

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

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

AMENDED by instrument(s):

Recording No.: 200403020063  
Recording No.: 200612210120

9. 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

10. Agreement Regarding Conditions of Annexation, dated January 9, 2002, and the terms and conditions thereof:

Recording Date: March 29, 2002  
Recording No.: 200203290183

Said Agreement was re-recorded on April 2, 2002 under Recording No. 200204020058.

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

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.

12. 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

**EXHIBIT "B"**Exceptions  
(continued)

13. 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."
14. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
15. Assessments, if any, levied by the City of Sedro Woolley.
16. City, county or local improvement district assessments, if any.

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

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

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated July 03, 2023  
between Rene Godina ("Buyer")  
Buyer Buyer  
and Joshua Murdock ("Seller")  
Seller Seller  
concerning 1401 Wildflower Way 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.

Authenticated  
Rene Godina 07/07/2023  
Buyer Date

Authenticated  
Joshua Murdock 07/07/23  
Seller Date

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Seller Date