

When recorded return to:
Cindi George
1701 Wildflower Way
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20243387
Dec 23 2024
Amount Paid \$5525.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245467824

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kenneth T Kellogg- Hazelrigg, also appearing of record as Kenneth T. Kellogg Hazelrigg, as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration
in hand paid, conveys and warrants to Cindi George, an unmarried person

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

LOT 43, 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): P120348 / 4813-000-043-0000

STATUTORY WARRANTY DEED

(continued)

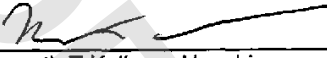
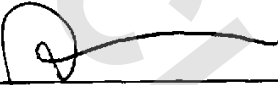
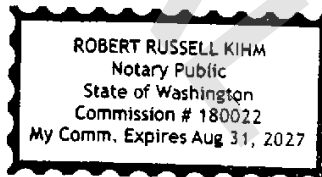
Dated: 12-23-24
Kenneth T Kellogg- HazelriggState of WA.County of WhatcomThis record was acknowledged before me on 12/23/24 by Kenneth T Kellogg-
Hazelrigg.
(Signature of notary public)Notary Public in and for the State of WA.My appointment expires: 8/31/27

EXHIBIT "A"**Order No.:** 245467824

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

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

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

By: City of Sedro Woolley and Dukes Hill, L.L.C. a Washington limited liability company - et al
Recorded: May 7, 2003
Recording 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
Recording No.: 200303260180, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: May 7, 2003
Recording No.: 200305070172, records of Skagit County, Washington

EXHIBIT "A"**Order No.: 245467824**

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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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, 2006

Recording No.: 200406150130
Recording No.: 200504290152
Recording No.: 200507180187
Recording No.: 200508080137
Recording No.: 200509160050
Recording No.: 200510260044
Recording No.: 200601230191
Recording No.: 200605030049

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

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 the Plat of Sauk Mountain View Estates North - Phase I - Wildflower:

Recording No: 200305090001

EXHIBIT "A"**Order No.:** 245467824

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

By: City of Sedro Woolley and Dukes Hill, L.L.C. a Washington limited liability company, et al
Recorded: February 3, 2004
Recording 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
Recording No.: 200401290098, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: April 3, 2000 and December 21, 2006
Recording No.: 200403020063
Recording No.: 200612210120

Agreement and the terms and conditions thereof:

Executed by: City of Sedro Woolley and Sauk Mountain Village LLC et al
Recording Date: June 9, 2003
Recording No.: 200306090031
Providing: Development Agreement
Affects: Said premises and other property

Agreement and the terms and conditions thereof:

Executed by: City of Sedro Woolley and S-W Land Co., LLC et al
Recording Date: March 29, 2002
Recording No.: 200203290183
Providing: Annexation Agreement
Affects: Said premises and other property

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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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), as provided for under Washington law and in instrument set forth below:

Imposed by: Sauk Mountain View Estates North - Phase III/IV Homeowners Association
Recording Date: July 18, 2005
Recording No.: 200507180165

EXHIBIT "A"**Order No.:** 245467824

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
Recording No.: 200507180166, records of Skagit County, Washington
Providing: Critical Protection Area and Conservation Easement

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

Notice contained in deed, including the terms, covenants and provisions thereof

Recording Date: April 21, 2006
Recording No.: 200604210096
Regarding: Skagit County Right to Farm Ordinance

Payment and terms and conditions of the Affordable Housing Compensation Transfer Fee

At the time of transfer or sale, the property described herein is subject to the Affordable Housing Compensation Transfer Fee as described in the agreement dated February 13, 2006 and recorded under Skagit County Recording No. 200602160122, records of Skagit County, Washington. (A copy of which is hereto attached.)

The rate of the transfer fee is 1.5% of the purchase price as further described in said agreement.

Closing agents are directed to complete the Transfer Affidavit (Exhibit B to said agreement) and forward the transfer fee to the Facilitator named in the agreement.

Notice of Private Transfer Fee Obligation;

Recorded: December 30, 2011
Recording No.: 201112300122

Notice to Escrow.- Lien info for affordable housing compensation agreement providing for transfer fee:

Recorded: June 27, 2022
Recording No.: 202206270028

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

Assessments, if any, levied by Sedro Woolley.

EXHIBIT "A"

Order No.: 245467824

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."

Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2025.

City, county or local improvement district assessments, if any.