

When recorded return to:

Layne Jeffrey McArthur
1555 Wildflower Way
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20252311

Jul 21 2025

Amount Paid \$5277.00
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

CHICAGO TITLE CO.

U20059270

Escrow No.: 620059270

STATUTORY WARRANTY DEED

THE GRANTOR(S) Daniel R. Evans, 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 Layne Jeffrey McArthur, an unmarried person

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

LOT 51, 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): P120356 / 4813-000-051-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: July 10, 2025Daniel R. Evans

Daniel R. Evans

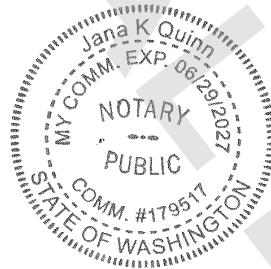
State of Washington
County of SKagitThis record was acknowledged before me on 07/10/2025 by Daniel R. Evans.Jana K Quinn
(Signature of notary public)Notary Public in and for the State of WashingtonMy commission expires: 06/29/2027

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, a Washington corporation
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 Energy, Inc., a Washington corporation
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, a Washington municipal corporation 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, 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

EXHIBIT "A"

Exceptions
(continued)

law, as set forth on the Plat of 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

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

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, a Washington municipal corporation 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

EXHIBIT "A"

Exceptions
(continued)

AMENDED by instrument(s):

Recording No.: 200403020063
Recording No.: 200612210120

8. Agreement, including the terms and conditions thereof;

Between: City of Sedro Woolley, a Washington municipal corporation and Sauk Mountain Village LLC, a Washington limited partnership et al
Recording Date: June 9, 2003
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, a Washington municipal corporation and S-W Land Co., LLC, a Washington limited partnership 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. 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);

Recording Date: July 18, 2005
Recording No.: 200507180166
For: Critical Protection Area and Conservation Easement

EXHIBIT "A"Exceptions
(continued)

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

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ALL RIGHTS RESERVED

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.