

When recorded return to:

Robert L. Wilms and Gretchen M. Wilms
1428 Portobello Avenue
Sedro Woolley, WA 98284



201408080100

Skagit County Auditor

\$74.00

8/8/2014 Page

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3 3:45PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620021814

CHICAGO TITLE

620021814

STATUTORY WARRANTY DEED

THE GRANTOR(S) Cordata Green 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 Robert L. Wilms and Gretchen M. Wilms, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 2, AMENDED SAUK MOUNTAIN ESTATES NORTH, A PLANNED RESIDENTIAL
DEVELOPMENT, PHASE 3, LOT LINE ADJUSTMENT, according to the Plat thereof recorded
March 7, 2008 under Auditor's File No. 200803070019, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P123089 / 4865-000-002-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620021814, Schedule B, Special Exceptions; and Skagit County Right
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: August 1, 2014

Cordata Green LLC

BY:

Robert W. Janicki, Sole Member/Manager

State of

WASHINGTON

County

of Skagit

I certify that I know or have satisfactory evidence that

Robert W. Janicki

I am the person(s) who appeared before me, and said person acknowledged that ~~he~~/she/they
signed this instrument, on oath stated that ~~he~~/she/they was authorized to execute the instrument and
acknowledged it as the Sole Member of Cordata Green LLC to be the free and voluntary act of such
party for the uses and purposes mentioned in the instrument.

Dated: August 7, 2014

Name:

MARTINE E. LEHR

Notary Public in and for the State of WA

Residing at:

La Conner WA

My appointment expires:

2-9-15

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 13, 1956
Auditor's No(s): 541747, records of Skagit County, Washington
In favor of: Pacific Northwest Pipeline Corp.
For: Pipeline
Affects: Said premises and other property
Not: Exact location and extent of easement is undisclosed of record.
AMENDED by instrument(s):
Recorded: December 29, 1969
Auditor's No(s): 734415, records of Skagit County, Washington

Partial Relinquishment of Right-of-Way Contract
Recorded: September 24, 2013
Auditor's No(s): 201309240009
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 13, 1956
Auditor's No(s): 541527, records of Skagit County, Washington
In favor of: Pacific Northwest Pipeline Corp.
For: Pipeline
Affects: Said premises and other property
Not: Exact location and extent of easement is undisclosed of record.

Partial Relinquishment of Right-of-Way Contract
Recorded: September 24, 2013
Auditor's No(s): 201309240009
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. 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: 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
5. Agreement, including the terms and conditions thereof, granted by instrument;
Recorded: April 7, 2003
Auditor's No.: 200304070119, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
Affects: Said premises and other property



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SCHEDULE "B"

Special Exceptions (continued)

6. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;
Recorded: July 18, 2005
Auditor's No(s): 200507180165, records of Skagit County, Washington
Executed By: Sauk Mountain View Estates Phase III/IV Homeowners Association etal
7. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: July 18, 2005
Auditor's No(s): 200507180165, records of Skagit County, Washington
Imposed By: Sauk Mountain View Estates Phase III/IV Homeowners Association etal
8. 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 3 and AMENDED SAUK MOUNTAIN VIEW ESTATES NORTH PHASE 3 LOT LINE ADJUSTMENT:
Recording No: 200508040015, 200601030159 and 200803070019
9. Adjacent Properties Development Agreement, including the terms, covenants and provisions thereof
Executed by: Grandview Homes, LLC and Dukes Hill, L.L.C.
Recording Date: April 14, 2010
Recording No.: 201004140048
10. Skagit County Right to Farm Ordinance;
Recording Date: June 19, 2013
Recording No.: 201306190069
11. City, county or local improvement district assessments, if any.
12. Assessments, if any, levied by City of Sedro-Woolley.
13. Assessments, if any, levied by Sauk Mountain View Estate North - Phase III/IV Homeowners Association.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.

SKAGIT COUNTY RIGHT TO FARM ORDINANCE

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.



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