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201601220027
Skagit County Auditor
1/22/2016 Page 1 of 4 10:36AM $76.00

When recorded return to:
Frances Woerner
4709 Prairie Lane
Sedro Woolley, WA 98284

Recorded at the request of:
Guardian Northwest Title
File Number: 110574

Statutory Warranty Deed

110574
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Cordata Green, LLC, a Washington Limited Liability Company for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** as part of an IRS 1031 Tax Deferred Exchange in hand paid, conveys and warrants to **Frances Woerner, an unmarried woman** the following described real estate, situated in the County of **Skagit**, State of **Washington**.

Abbreviated Legal:
Lot 18, Sauk Mtn. View Estates N, Phase IV

Tax Parcel Number(s): **P131063, 6009-000-000-0018**

Lot 18, SAUK MOUNTAIN VIEW ESTATES NORTH - A PLANNED RESIDENTIAL DEVELOPMENT - PHASE IV, according to the plat thereof recorded March 22, 2012 under Auditor's File No. 201203220011, records of Skagit County, Washington.

Situated in Skagit County, Washington.
This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey, as per Exhibit "A" attached hereto

X Dated 1/20/16

Cordata Green, LLC

X _____
By: Kiersten Sahlberg, Authorized Agent

CHELSEA JEPSON NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 03-20-2019

STATE OF Washington }
X COUNTY OF Whatcom } SS:

I certify that I know or have satisfactory evidence that Kiersten Sahlberg is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it as the Authorized Agent of Cordata Green LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

X Dated: 1/20/2016

_____
Notary Public in and for the State of Washington
Residing at _____, Washington BELLINGHAM, WA
My appointment expires: 3/20/2019

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20161193
JAN 22 2016

Amount Paid $ 4186.22
Skagit Co. Treasurer
By mm Deputy

LPB 10-05(i-l)
Page 1 of 1

Exhibit A

EXCEPTIONS:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee:	Pacific Northwest Pipeline Corporation
Dated:	March 28, 1956
Recorded:	September 13, 1956
Auditor's No:	541527
Affects:	Open Space Area

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee:	Pacific Northwest Pipeline Corporation
Dated:	April 24, 1956
Recorded:	September 19, 1956
Auditor's No:	541747
Purpose:	A 50 foot wide portion of subject property
Affects:	Open Space Area

The width of said easement was widened to 75 feet by document recorded December 29, 1969, as Auditor's File No. 734415.

C. Reservations contained in Deed dated February 14, 1912, executed by J. Elmer Bovey, a bachelor, recorded February 19, 1912, under Auditor's File No. 89818, as follows:

Excepting any minerals or mineral oils that may have been or may hereafter be discovered on said premises.

(Affects a portion)

D. RESERVATIONS CONTAINED IN DEED

Executed by:	The Wolverine Company
Recorded:	February 1, 1906
Auditor's No:	55459
As Follows:	

Excepting however, from the operation of this Deed, and reserving unto the party of the first part, its successors and assigns all mineral and mineral oils in or under any of said lands whether said mineral or mineral oils are now known, or shall hereafter by discovered.

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E. RESERVATIONS CONTAINED IN DEED

Executed by:	Northern Pacific Railway Company, a Wisconsin Corporation
Recorded:	June 14, 1965
Auditor's No:	667520
As Follows:	

Excepting and reserving unto the Grantor, its successors and assigns, forever all minerals of every nature whatsoever.

F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:	Puget Sound Energy, Inc.
Dated:	April 17, 2007
Recorded:	April 23, 2007
Auditor's No.:	200704230157
Purpose:	"...utility systems..."
Area Affected:	Portions of the subject property

G. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated:	July 8, 2005
Recorded:	July 18, 2005
Auditor's No.:	200507180165
Executed By:	Grandview Home LLC, et al

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED BY THE FOLLOWING:

Recorded:	March 17, 2015
Auditor's No.:	201503170063

H. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between:	Sauk Mountain Village, L.L.C., et al
And:	City of Sedro Woolley, et al
Recorded:	May 7, 2003, June 9, 2003, June 30, 2003 and February 3, 2004
Auditor's No.:	200305070171, 200305070172, 200306090031, 200306300001 and 200402030145
Regarding:	Development conditions and provisions

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I. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:	Puget Sound Energy
Dated:	March 21, 2003
Recorded:	April 7, 2003
Auditor's No.:	200304070119
Purpose:	"...utility systems..."
Area Affected:	Portions of the subject property

J. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:	Northwest Pipeline Corporation
Dated:	June 13, 2002
Recorded:	June 26, 2002
Auditor's No.:	200206260089
Purpose:	"...pipeline or pipelines..."
Area Affected:	Open Space Area

K. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:	Northwest Pipeline Corporation, its successors and/or assigns
Dated:	June 11, 2002
Recorded:	July 2, 2002
Auditor's No.:	200207020123
Purpose:	Right-of-way and Easement
Area Affected:	Open Space Area

Said Easement was re-recorded August 26, 2002 under Auditor's File No. 200208260142.

L. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name:	Sauk Mountain View Estates – North, a Planned Residential Development – Phase IV
Recorded:	March 22, 2012
Auditor's No.:	201203220011

M. Any tax, fee, assessments or charges as may be levied by Sauk Mountain Estates North Phases III/IV Homeowners Association.

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