

When recorded return to:  
Kalie Canfield and Roger A. Gugel, Jr.  
732 Brick Lane  
Sedro Woolley, WA 98284



201209170145  
Skagit County Auditor

9/17/2012 Page 1 of 4 3:58PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620016337

CHICAGO TITLE

620016337

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Mitchell Six, 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 Kalie Canfield, an unmarried woman and Roger A. Gugel, Jr.,  
an unmarried man

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

Lot 20, PLAT OF BRICKYARD CREEK DIVISION, according to the Plat thereof recorded in  
Volume 15 of Plats, Pages 48 through 50, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P102093/4587-000-020-0009

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Schedule B, Special Exceptions, Chicago Title Company Order 620016337; and Skagit County Right  
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: September 12, 2012

Mitchell Six, LLC, a Washington limited liability company

BY:

Mickey L. Mitchell  
Mickey L. Mitchell, Manager

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20122927

SEP 17 2012

State of

AZ

Pima County AZ

Amount Paid \$ 3209.<sup>00</sup>  
Skagit Co. Treasurer  
By mlm Deputy

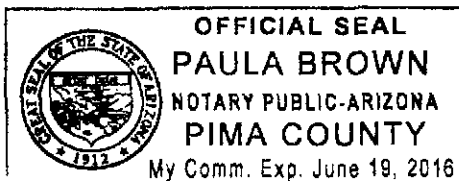
I certify that I know or have satisfactory evidence that

Mickey L. Mitchell

(is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated:

9/13/12



Name:

Paula Brown

Notary Public in and for the State of

Residing at:

My appointment expires:

Pima County

6/19/2016

## SCHEDULE "B"

### SPECIAL EXCEPTIONS

1. 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 PLAT OF BRICKYARD CREEK DIVISION:

Recording No: 9208280165

2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: February 26, 1935  
Auditor's No(s): 267764, records of Skagit County, Washington  
In favor of: Drainage District No. 14  
For: Right-of-way for drainage

Note: Exact location and extent of easement is undisclosed of record.

Said easement was amended by an instrument recorded on May 26, 1983, under Auditor's File No. 8305260004, records of Skagit County, Washington.

3. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: December 17, 1956  
Auditor's No(s): 545341, records of Skagit County, Washington  
In favor of: Cascade Natural Gas  
For: 30 foot right-of-way for pipeline construction, maintenance and operation

Note: Exact location and extent of easement is undisclosed of record.

4. Easement, including the terms and conditions thereof, reserved by instrument(s);  
Recorded: October 20, 1969  
Auditor's No(s): 732135, records of Skagit County, Washington  
In favor of: Elizabeth B. Christianson  
For: Right-of-way for ingress and egress, also the right to take water from a water system

Note: Exact location and extent of easement is undisclosed of record.

5. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: November 16, 1982  
Auditor's No(s): 8211160024, records of Skagit County, Washington  
In favor of: Cascade Natural Gas  
For: Right-of-way for natural gas pipeline construction, operation and maintenance

The legal description contained in said easement is not sufficient to determine its exact location within said premises.

6. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: April 22, 1992  
Auditor's No(s): 9204220113, records of Skagit County, Washington  
In favor of: Puget Sound Power and Light Company  
For: Underground distribution and electric lines and appurtenances thereto  
Affects: The exterior 10 feet of all property bounded by streets

7. Articles of Incorporation of North Central Division and Brickyard Creek Community;  
Recorded: April 30, 1993  
Auditor's No.: 9304300086, records of Skagit County, Washington  
Executed by: LDV Partnership, et al

Amended by instrument(s):  
Recorded: June 20, 1997



201209170145  
Skagit County Auditor

## SCHEDULE "B"

Auditor's No(s): 9706200039, records of Skagit County, Washington

8. Bylaws of North Central and Brickyard Creek Community Association Article I;  
Recorded: April 30, 1993  
Auditor's No.: 9304300085, records of Skagit County, Washington  
Executed by: LDV Partnership, et al

Amended by instrument(s):  
Recorded: June 20, 1997  
Auditor's No(s): 9706200039, records of Skagit County, Washington

9. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;  
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed  
From: The State of Washington  
Recorded: May 9, 1966  
Auditor's No.: 682545, records of Skagit County, Washington  
Executed By: Northern Pacific Railway  
As Follows:

Excepting and reserving unto the Grantor, its successors and assigns, forever, all minerals of every nature whatsoever, including but not limited to uranium, coal, iron, natural gas and oil in, upon or under said land, together with the right to the use of such part of the surface as may be necessary or convenient for the purpose of exploring for (by geological, geophysical or other methods), and drilling for, producing, mining, extracting, taking, storing and transporting the same; together with the right to the use of such subsurface strata as may be necessary or convenient for the purpose of underground storage or injection of oil, gas, or other hydrocarbons, water or other substances therein, whether produced from the land or elsewhere, and also together with the right to the use, in common with the Grantee, her heirs or assigns, of such water as may be found in, upon or produced from said premises as may be necessary or convenient for its operations, excepting water from the wells and reservoirs of the Grantee, her heirs or assigns. The Grantor, its successors and assigns, shall only be obligated to reasonably compensate the Grantee or her heirs or assigns for actual physical damage to buildings, fences or other structures upon said land, sustained as a result of the use hereof by the Grantor, its successors or assigns.

10. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant 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 law;  
Recorded: September 29, 1992  
Auditor's No(s): 9209290103, records of Skagit County, Washington  
Executed By: LDV Partnership, North Central II Partnership, et al

11. Covenants, conditions, and restrictions contained in declaration of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;  
Recorded: September 29, 1992  
Auditor's No.: 9209290105, records of Skagit County, Washington  
Executed By: LDV Partnership, Daniel R. Madlung

Amended by instrument(s):  
Recorded: June 20, 1997  
Auditor's No(s): 9706200039, records of Skagit County, Washington

12. Covenants, conditions, and restrictions contained in instrument(s), 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



201209170145  
Skagit County Auditor

## SCHEDULE "B"

permitted by applicable law;

Recorded: September 6, 1966

Auditor's No(s): 687896, records of Skagit County, Washington

Executed By: Northern Pacific Railway

13. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: September 29, 1992

Auditor's No(s): 9209290105, records of Skagit County, Washington

Imposed By: North Central and Brickyard Creek Community Association

Amended by instrument(s):

Recorded: June 20, 1997

Auditor's No(s): 9706200039, records of Skagit County, Washington

14. Easement, including the terms and conditions thereof, granted by instrument;

Recorded: June 9, 1983

Auditor's No.: 8306090019, records of Skagit County, Washington

In favor of: Cascade Natural Gas

For: Right-of-way for natural gas pipeline construction, operation and maintenance

Note: Exact location and extent of easement is undisclosed of record.

15. With respect to Paragraph F of the General Exceptions, Certificate of City of Sedro-Woolley Ordinance Number 1221-95 and 1501-5, providing for a facilities improvement charge for new connections to the city sewer system:

Recording Date: February 23, 1995 and April 4, 2005

Recording No.: 9502230028 and 200504040073

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

17. Assessments, if any, levied by City of Sedro-Woolley.

18. Dues, charges, and assessments, if any, levied by North Central and Brickyard Creek Community Association.

## 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.



201209170145  
Skagit County Auditor