



201408260044

Skagit County Auditor

\$75.00

8/26/2014 Page

1 of

4 2:39PM

When recorded return to:

Dyana Mitchell
733 Brick Lane
Sedro Woolley, WA 98284

Filed for record at the request of:

**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620021878

CHICAGO TITLE**620021878****STATUTORY WARRANTY DEED**

THE GRANTOR(S) Harry E. Combs, Jr. and Frankie Sue Combs, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Dyana Mitchell, **a single woman**
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 24, 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): P102097 / 4587-000-024-0003

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620021878, Schedule B, Special Exceptions; and Skagit County Right
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: August 19, 2014

Harry E. Combs, Jr.
Harry E. Combs, Jr.

Frankie Sue Combs
Frankie Sue Combs

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

2014 3 116

AUG 26 2014

Amount Paid \$ 4455.00

Skagit Co. Treasurer
By nam Deputy

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

Harry E. Combs, Jr. and Frankie Sue Combs
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: August 20, 2014



Marcia J. Jennings
Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Woolley, WA
My appointment expires: 10/5/2016

SCHEDULE "B"

SPECIAL EXCEPTIONS

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
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



201408260044

SCHEDULE "B"

Special Exceptions (continued)

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 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



201408260044

SCHEDULE "B"

Special Exceptions (continued)

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.

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.



201408260044

Skagit County Auditor

8/26/2014 Page

4 of

4 2:39PM

\$75.00