



201603150073

Skagit County Auditor

\$76.00

3/15/2016 Page

1 of

4 1:41PM

**When recorded return to:**

Matthew D. Bailey  
438 Rohrer Loop  
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.: 620026380

**CHICAGO TITLE****620026380****STATUTORY WARRANTY DEED**

THE GRANTOR(S) Terry Forgey, Jr and Annaliese Forgey, 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 Matthew D. Bailey, a single man

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

Lot 24, PLAT OF BRICKYARD MEADOWS – DIV. I, according to the plat thereof, recorded July  
15, 2002 under Auditor's File No. 200207150172, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P119307 / 4796-000-024-0000

Subject to:

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

Dated: March 11, 2016

*Terry Forgey Jr*  
Terry Forgey, Jr

*Annaliese Forgey*  
Annaliese Forgey

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

2016844

MAR 15 2016

Amount Paid \$ 3,654.00  
Skagit Co. Treasurer  
By *Mdm Depoy*

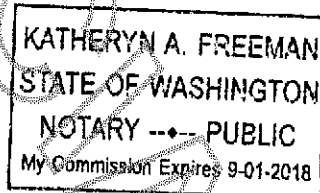
**STATUTORY WARRANTY DEED**  
(continued)

State of Washington  
county of SKAGIT

I certify that I know or have satisfactory evidence that  
Terry Forgey Jr and Annaliese Forgey  
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: March 14, 2016

Kathryn A. Freeman  
Name: Kathryn A. Freeman  
Notary Public in and for the State of WA  
Residing at: Snohomish CO  
My appointment expires: 9-01-2018



**EXHIBIT "A"**  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: October 9, 2001  
Auditor's No(s): 200110090060, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects:

Easement No. 1: All streets and road rights of way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights of way.

Easement No. 3: All areas located within a 10 (ten) feet perimeter of the exterior surface of all ground mounted vaults and transformers.

Easement No. 4: No vehicular access, parking or driven surfaces shall be located within a 5 (five) foot perimeter of all of grantees ground mounted or semi-buried vaults, pedestals, transformers and/or hand holes

2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: October 16, 2001  
Auditor's No(s): 200110160053, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc.  
For: Electric transmission and/or distribution line, together with necessary appurtenances
3. 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 MEADOWS DIV. 1:  
Recording No: 200207150172
4. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: August 7, 1997  
Auditor's No(s): 9708070031, records of Skagit County, Washington  
In favor of: City of Sedro Woolley  
For: Utilities
5. 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 15, 2002  
Auditor's No(s): 200207150173, records of Skagit County, Washington
- AMENDED by instrument(s):  
Recorded: December 28, 2004  
Auditor's No(s): 200412280122, records of Skagit County, Washington
6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: July 15, 2002  
Auditor's No(s): 200207150173, records of Skagit County, Washington

## EXHIBIT "A"

Exceptions  
(continued)

7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by Brickyard Meadows Homeowners Association.
9. Assessments, if any, levied by City of Sedro-Woolley.

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.