



201606220050

When recorded return to:
Harry A. Hawkins
699 Brickyard Boulevard
Sedro Woolley, WA 98284

Skagit County Auditor \$76.00
6/22/2016 Page 1 of 4 1:39PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620027519

CHICAGO TITLE
620027519

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael J. Peterson and Darla Ann Peterson, husband and wife
for and in consideration of ~~Ten Dollars~~ and other good and valuable consideration
in hand paid, conveys, and warrants to Harry A. Hawkins, a married man, as his separate property

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

Lot 53, 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): P102141 / 4587-000-053-0002,

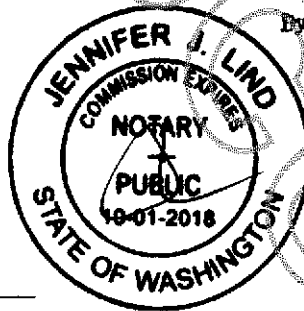
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016 2566
JUN 22 2016

Dated: June 13, 2016

Michael J. Peterson

Darla Ann Peterson

Amount Paid \$ 5167.⁰⁰
Skagit Co. Treasurer
By *man* Deputy



State of WA

County of Skagit

I certify that I know or have satisfactory evidence that

Michael J. Peterson and Darla Ann Peterson
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: 6.21.16

Name: Jennifer J. Lind
Notary Public in and for the State of WA
Residing at: Bow
My appointment expires: 10-01-18

EXHIBIT "A"
Exceptions

1. 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.

Amended by instrument(s):
Recorded: May 26, 1983
Auditor's No(s): 8305260004, records of Skagit County, Washington
2. 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.
3. 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.
4. 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
Affects: The South 15 feet of said premises
5. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 9, 1983
Auditor's No(s): 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.
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 & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: The exterior 10 feet of all property bounded by streets
7. 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,

EXHIBIT "A"

Exceptions (continued)

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

8. Covenants, conditions, easements 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

Amended by instrument(s):

Recorded: June 20, 1997

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

9. Covenants, conditions, easements 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): 9209290105, records of Skagit County, Washington

Executed By: LDV Partnership, Daniel R. Madlung

10. 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

11. 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

12. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: September 6, 1966

Recording No.: 687896

13. Covenants, conditions, and restrictions contained in instrument, 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: 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.

EXHIBIT "A"

Exceptions (continued)

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.

14. 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
15. City, county or local improvement district assessments, if any.
16. Assessments, if any, levied by City of Sedro-Woolley.
17. Assessments, if any, levied by Brickyard Creek Community Association.