

When recorded return to:
Nathan Salseina
699 Brickyard Boulevard
Sedro Woolley, WA 98284



201805010049

Skagit County Auditor \$78.00
5/1/2018 Page 1 of 5 11:54AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620033945

CHICAGO TITLE
620033945

STATUTORY WARRANTY DEED

THE GRANTOR(S) Harry A Hawkins, A married Man as his separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Nathan Salseina, an unmarried person

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

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20181809
MAY 01 2018

Amount Paid \$ 5523.00
Skagit Co. Treasurer
By 81 Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: April 25, 2018

Harry A Hawkins
Harry A Hawkins

Kathleen Hawkins
Kathleen Hawkins

State of Arizona
County of Pima

I certify that I know or have satisfactory evidence that
Harry A Hawkins and Kathleen Hawkins
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: 04/26/2018

Morrie N Shoop
Name: Morrie N Shoop
Notary Public in and for the State of AZ
Residing at: Green Valley AZ
My appointment expires: 04/23/2022

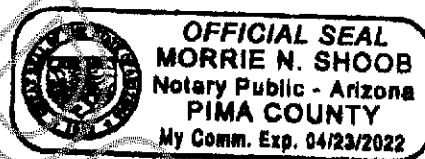


EXHIBIT "A"
Exceptions

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. Christiansen
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, 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**

EXHIBIT "A"

Exceptions (continued)

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, 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,

EXHIBIT "A"

Exceptions (continued)

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. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

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