


When recorded return to:  
Steven M. Cole and Presley Cole  
710 Brickyard Blvd  
Sedro Woolley, WA 98284

  
**201809100151**  
09/10/2018 03:45 PM Pages: 1 of 8 Fees: \$104.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620035825

**CHICAGO TITLE**  
**020035825**

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Jemstar, LLC, Utah 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 Steven M. Cole and Presley Cole, a married couple

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

Lot 40, 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): P102127 / 4587-000-040-0009,

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20184014  
SEP 10 2018

Amount Paid \$ 6119.30  
Skagit Co. Treasurer  
By *BT* Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: August 31, 2018

Jemstar, LLC -

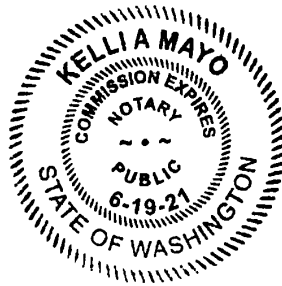
BY: Elizabeth Marie Burdette  
Elizabeth Marie Burdette  
Manager

BY: John Lyle Burdette Sr.  
John Lyle Burdette Sr.  
Manager

State of WA  
County of Skaist

I certify that I know or have satisfactory evidence that Elizabeth Marie Burdette + John Lyle Burdette Sr. is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Managers of Jemstar LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 9/10/18



[Signature]  
Name: Kelli A. Mayo  
Notary Public in and for the State of WA  
Residing at: Sedro Woolley,  
My appointment expires: 6/19/21

**EXHIBIT "A"**

## Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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: 201804270117

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Drainage District No. 14  
Purpose: Right-of-way for drainage  
Recording Date: February 26, 1935  
Recording No.: 267764  
Affects: 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.

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Cascade Natural Gas  
Purpose: 30 foot right-of-way for pipeline construction, maintenance and operation  
Recording Date: December 17, 1956  
Recording No.: 545341  
Affects: Exact location and extent of easement is undisclosed of record

4. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington  
Recording No.: 682545

5. 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

**EXHIBIT "A"**Exceptions  
(continued)

Recording Date: September 6, 1966  
Recording No.: 687896

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Elizabeth B. Christianson  
Purpose: Right-of-way for ingress and egress, also the right to take water from a water system  
Recording Date: October 20, 1969  
Recording No.: 732135  
Affects: Exact location and extent of easement is undisclosed of record.
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Cascade Natural Gas  
Purpose: Right-of-way for natural gas pipeline construction, operation and maintenance  
Recording Date: November 16, 1982  
Recording No.: 8211160024  
Affects: The legal description contained in said easement is not sufficient to determine its exact location within said premises.
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Cascade Natural Gas  
Purpose: Right-of-way for natural gas pipeline construction, operation and maintenance  
Recording Date: June 9, 1983  
Recording No.: 8306090019  
Affects: Exact location and extent of easement is undisclosed of record.
9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Power and Light Company  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: April 22, 1992  
Recording No.: 9204220113  
Affects: The exterior 10 feet of all property bounded by streets
10. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or

**EXHIBIT "A"**Exceptions  
(continued)

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 face of said Plat BRICKYARD CREEK DIVISION:

Recording No: 199208280165

11. 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 29, 1992

Recording No.: 9209290103

12. Articles of Incorporation of North Central Division and Brickyard Creek Community;

Recording Date: April 30, 1993

Recording No.: 9304300086

AMENDED by instrument(s):

Recording Date: June 20, 1997

Recording No.: 9706200039

13. Bylaws of North Central and Brickyard Creek Community Association Article I;

Recording Date: April 30, 1993

Recording No.: 9304300085

AMENDED by instrument(s):

Recording Date: June 20, 1997

Recording No.: 9706200039

14. 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

**EXHIBIT "A"**

Exceptions  
(continued)

Recording Date: September 29, 1992  
Recording No.: 9209290105

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 20, 1997  
Recording No.: 9706200039

15. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: North Central and Brickyard Creek Community Association  
Recording Date: September 29, 1992  
Recording No.: 9209290105

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 20, 1997  
Recording No.: 9706200039

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 North Central and Brickyard Creek Community Association .