

When recorded return to:
Paul J. Woodmansee
BYK Construction, Inc.
PO Box 619
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.: 620041371

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1148
Mar 30 2020
Amount Paid \$1925.00
Skagit County Treasurer
By Marissa Guerrero Deputy

CHICAGO TITLE
020041371

STATUTORY WARRANTY DEED

THE GRANTOR(S) JKW Investments LLC, a Washington 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 BYK Construction, Inc., a Washington corporation

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 1 of Skagit County Short Card No. PL-19-0188, according to the map recorded January 14,
2020 under recording no. 202001140094.

Situate in the County of Skagit, State of Washington.

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

NE NW 19-34-5
(Md)

Tax Parcel Number(s): ~~P30340 JOP~~

P135100 (Md)

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: March 25, 2020

JKW Investments LLC

BY: *[Signature]*
Joe Woodmansee
Member

BY: *[Signature]*
Kim Woodmansee
Member

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Joe Woodmansee and Kim Woodmansee are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Member and Member, respectively, of JKW Investments LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: March 26, 2020
[Signature]
Name: Martin E. LEHR
Notary Public in and for the State of WA
Residing at: La Conner
My appointment expires: 2-9-23



EXHIBIT "A"
Exceptions

1. Any prohibition or limitation of use, occupancy or improvement of the Land resulting from the rights of the public or riparian owners to use any portion which is now or was formerly covered by water.

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

In favor of: Drainage District No. 21 of Skagit County
Purpose: Right to enter upon, construct, operate, maintain, repair, rebuild and patrol a channel to carry the East fork of Nookachamps creek, drainage ditches, embankments and any and all drainage and flood control works and structures
Recording No.: 407106
Affects: A portion of said premises and other property

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

In favor of: Pacific Natural Gas Company, a Washington corporation
Purpose: For the construction, maintenance, inspection, operation, protection, repair, replacing, alteration or removal of a pipeline or pipelines for the transportation of gas
Recording No.: 544590
Affects: A portion of said premises and other property

4. Notice of moratorium on non-forestry use of land
Recorded: February 20, 2004
Recording No.: 200402200052

5. 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 Survey:

Recording No: 200510280206

6. Skagit County Planning & Development Services lot of record certification, and the terms and conditions thereof:

Recording Date: April 10, 2019
Recording No.: 201904100029

7. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a

EXHIBIT "A"

Exceptions
(continued)

document:

In favor of: Puget Sound Energy, Inc.
Purpose: Transmission, distribution and sale of electricity
Recording Date: September 3, 2019
Recording No.: 201909030079

8. Title Notification - Special Flood Hazard Area, and the terms and conditions thereof:

Recording Date: November 22, 2019
Recording No.: 201911220098

9. 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 Skagit County Short Card No. PL-19-0188

Recording No.: 202001140094

10. Skagit County Planning & Development Services, Plat Lot of Record Certification

Recording Date: January 14, 2020
Recording No.: 202001140095

11. Grant Deed of Conservation Easement, Natural Resource Land Easement, and the terms and conditions thereof:

Recording Date: January 14, 2020
Recording No.: 202001140096

12. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Skagit County, a political subdivision of the State of Washington
Purpose: Protected critical area easement
Recording Date: January 14, 2020
Recording No.: 202001140097

13. Skagit County Planning & Development Services, Plat Lot of Record Certification

EXHIBIT "A"

Exceptions
(continued)

Recording Date: January 22, 2020
Recording No.: 202001220057

14. 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."

15. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
16. City, county or local improvement district assessments, if any.
17. Notice of removal of current use classification and additional tax calculations, and the terms and conditions thereof:

Recording Date: December 27, 2019
Recording No.: 201912270086