

**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

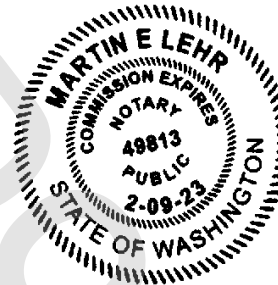
**STATUTORY WARRANTY DEED**  
(continued)

Dated: March 25, 2020

JKW Investments LLC

BY: Joe Woodmansee  
MemberBY: Kim Woodmansee  
MemberState 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, 2020Name: Martin E. LEHRNotary Public in and for the State of WAResiding at: La ConnerMy 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