

**When recorded return to:**  
Juan C Maldonado Serrano  
374 Klinger Street  
Sedro Woolley, WA 98284

**CHICAGO TITLE**  
620044584

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4164

Oct 09 2020

Amount Paid \$6085.00  
Skagit County Treasurer  
By Heather Beauvais Deputy

Escrow No.: 620044584

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Wade Dalton Rediger and Kendra Lyn Rediger, husband and wife  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Juan C Maldonado Serrano, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:  
Lot 38, PLAT OF BRICKYARD MEADOWS – DIV. I, according to the plat thereof, recorded July  
15, 2002 under Auditor's File No. 200207150172, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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

Tax Parcel Number(s): P119321/4796-000-038-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: October 2, 2020

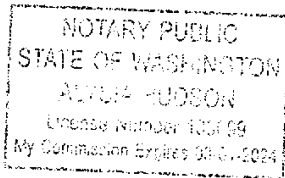
Wade Dalton Rediger  
Wade Dalton Rediger

Kendra Lyn Rediger  
Kendra Lyn Rediger

State of Washington  
County of Skaagit

I certify that I know or have satisfactory evidence that Wade Dalton Rediger and Kendra Lyn Rediger  
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: 10.06.2020



Alusia Hudson  
Name: Alusia Hudson  
Notary Public in and for the State of WA  
Residing at: Arington  
My appointment expires: 03.01.2024

**EXHIBIT "A"**  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recording Date: October 9, 2001  
Recording No.: 200110090060  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line
  
2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recording Date: October 16, 2001  
Recording No.: 200110160053  
In favor of: Puget Sound Energy, Inc.  
For: Electric transmission and/or distribution line
  
3. 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 BRICKYARD MEADOWS DIV. 1:  
Recording No: 200207150172
  
4. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recording Date.: August 7, 1997  
Recording No.: 9708070031  
In favor of: City of Sedro Woolley  
For: Utilities
  
5. Covenants, conditions, restrictions and easements 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: July 15, 2002  
Recording No.: 200207150173  
  
AMENDED by instrument(s):  
  
Recording Date: December 28, 2004  
Recording No.: 200412280122

**EXHIBIT "A"**

Exceptions  
(continued)

6. Liens and charges as set forth in the above mentioned declaration,  
Payable to: Brickyard Meadows Homeowners Association
7. 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."
8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. City, county or local improvement district assessments, if any.
10. Assessments, if any, levied by the City of Sedro-Woolley.
11. Assessments, if any, levied by Brickyard Meadows Homeowners Association.