

When recorded return to:
Brock McClellan and Heather McClellan
704 Brickyard Boulevard
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4811

Nov 12 2020

Amount Paid \$6165.00

Skagit County Treasurer

By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620045020

CHICAGO TITLE
620045020

STATUTORY WARRANTY DEED

THE GRANTOR(S) Amanda L. Curtis, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Heather Hope McClellan and Brock Tony McClellan, wife and husband

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

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

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

LT 30, PLAT OF BRICKYARD CREEK DIVISION

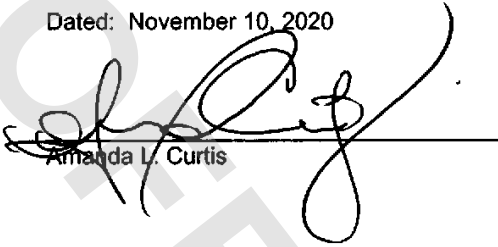
Tax Parcel Number(s): P102103 / 4587-000-030-0009

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

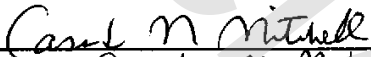
Dated: November 10, 2020


Amanda L. Curtis

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Amanda L. Curtis is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 11-12-2020


Name: Cassandra M. Mitchell
Notary Public in and for the State of WA
Residing at: Mr. Vernon
My appointment expires: 3-10-2021

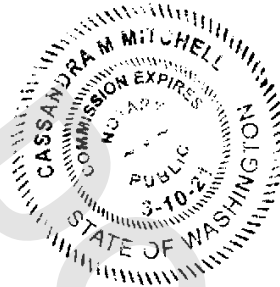


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P102103 / 4587-000-030-0009

LOT 30, 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.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. 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 CREEK DIVISION
Recording No: 9208280165

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

Said Easement is amended under recording number 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: Right of way for pipeline
Recording Date: December 17, 1956
Recording No.: 545341

4. 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 and right to take water from water system
Recording Date: October 20, 1969
Recording No.: 732135

5. 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 pipeline
Recording Date: November 16, 1982
Recording No.: 8211160024

EXHIBIT "B"Exceptions
(continued)

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Power & Light Company
 Purpose: Electric transmission and/or distribution line
 Recording Date: April 22, 1992
 Recording No.: 9204220113
7. 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
8. 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
- Amended by instrument(s):
 Recorded: June 20, 1997
 Auditor's No(s): 9706200039, records of Skagit County, Washington
9. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
 Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
 From: The State of Washington
 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, 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

EXHIBIT "B"**Exceptions
(continued)**

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.

10. 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: September 29, 1992

Recording No.: 9209290103

11. 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: September 29, 1992

Recording No.: 9209290105

12. 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: September 6, 1966

Recording No.: 687896

13. Liens and charges as set forth in the above mentioned declaration,

Payable to: North Central and Brickyard Creek Community Association

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

Granted to: Cascade Natural Gas

EXHIBIT "B"
Exceptions
(continued)

Purpose: Right of way for natural gas pipeline
Recording Date: June 9, 1983
Recording No.: 8306090019

15. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
16. Assessments, if any, levied by City of Sedro Woolley.