

When recorded return to:
Edward James Stauffer and Alicia Marie Stauffer
703 Brickyard Boulevard
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-5037

Nov 24 2020

Amount Paid \$6821.00
Skagit County Treasurer
By Bridget Ibarra Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620044967

CHICAGO TITLE
620044967

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mark R. Anderson, 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 Edward James Stauffer and Alicia Marie Stauffer, a married couple

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

Lot 51, "PLAT OF BRICKYARD CREEK DIVISION," as per plat recorded in Volume 15 of Plats, pages 48, 49 and 50, records of Skagit County, Washington.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

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

Tax Parcel Number(s): P102139 / 4587-000-051-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: November 21, 2020

Mark R. Anderson
Mark R. Anderson

State of Washington
county of Skagit

I certify that I know or have satisfactory evidence that Mark R. Anderson
is 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: 11.23.2020

NOTARY PUBLIC
STATE OF WASHINGTON
ALYSIA HUDSON
License Number 183699
My Commission Expires 03-01-2024

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

EXHIBIT "A"
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 "A"**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. Provisions contained in the articles of incorporation and bylaws of North Central and Brickyard Creek Community Association, recorded under recording number 9304300085 and recording number 9304300086, and as amended under recording number 9706200039, including any liability to assessment lien.
8. Reservations and recitals contained in the Deed as set forth below:
- Recording Date: May 9, 1966
Recording No.: 682545
- No determination has been made as to the current ownership or other matters affecting said reservations.
9. 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
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 6, 1966
Recording No.: 687896
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,

EXHIBIT "A"Exceptions
(continued)

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

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 30, 1997
Recording No.: 9706200039

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 10, 2018
Recording No.: 201810100043

12. Liens and charges as set forth in the above mentioned declaration,
Payable to: North Central and Brickyard Creek Community Association
13. 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
Recording Date: June 9, 1983
Recording No.: 8306090019
14. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
15. City, county or local improvement district assessments, if any.
16. Assessments, if any, levied by City of Sedro-Woolley.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated October 22, 2020
between Edward James Stauffer Alicia Marie Stauffer ("Buyer")
Buyer Buyer
and Mark R Anderson ("Seller")
Seller Seller
concerning 703 Brickyard Blvd Sedro Woolley WA 98284 (the "Property")
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authenticated 
Edward James Stauffer 10/22/2020
Digitally signed by Edward James Stauffer Date

Mark Anderson 10-23-2020
Seller Date

Authenticated 
Alicia Marie Stauffer 10/22/2020
Digitally signed by Alicia Marie Stauffer Date

Seller Date