

**When recorded return to:**

James R. Ensley and Lorraine A. Ensley  
709 North Reed Street  
Sedro Woolley, WA 98284

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

Affidavit No. 2021-3319

Jul 21 2021

Amount Paid \$6725.00

Skagit County Treasurer

By Heather Beauvais Deputy

Filed for record at the request of:

**CHICAGO TITLE**

A COMPANY OF WELLS FARGO

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620048284

CHICAGO TITLE CO.  
620048284

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Dianne K. Helgeson also of record as Dianne K. Stiles, an unmarried person as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to James R. Ensley and Lorraine A. Ensley, a married couple

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 9, PLAT OF BRICKYARD CREEK DIV

Tax Parcel Number(s): P102079 / 4587-000-009-0008

Subject to:

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

## STATUTORY WARRANTY DEED

(continued)

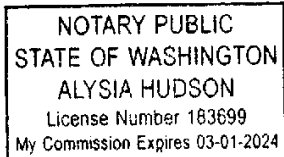
Dated: July 12, 2021

Dianne K. Helgeson  
Dianne K. Helgeson

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that

Dianne K. Helgeson  
(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: July 20, 2021

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

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P102079 / 4587-000-009-0008**

LOT 9, PLAT OF BRICKYARD CREEK DIVISION, ACCORDING TO THE PLAT THEREOF  
RECORDED IN VOLUME 15 OF PLATS, PAGE(S) 48 THROUGH 50, RECORDS OF SKAGIT  
COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

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

In favor of: Drainage District No. 14  
Purpose: Right-of-Way for drainage  
Recording Date: February 26, 1935  
Recording No.: 267764  
Affects: Portion of said premises

Amended by instrument:

Recording Date: May 26, 1983  
Recording No.: 8305260004

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

In favor of: Cascade Natural Gas  
Purpose: 30 foot right-of-way for pipeline construction, maintenance and operation  
Recording Date: December 17, 1956  
Recording No.: 545341  
Affects: Portion of said premises

3. Reservations and exceptions contained in the deed

Grantor: Northern Pacific Railroad Company  
Recording No.: 682545

Reserving and excepting from said Lands so much or such portions thereof as are or may be mineral lands or contain coal or iron, and also the use and the right and title to the use of such surface ground as may be necessary for ground operations and the right of access to such reserved and excepted mineral lands, including lands containing coal or iron, for the purpose of exploring, developing and working the land.

The Company makes no representations about the present ownership of these reserved and excepted interests.

4. Reservations and exceptions contained in the deed

Grantor: Northern Pacific Railroad Company  
Recording No.: 687896

Reserving and excepting from said Lands so much or such portions thereof as are or may be mineral lands or contain coal or iron, and also the use and the right and title to the use of such surface ground as may be necessary for ground operations and the right of access to such reserved and excepted mineral lands, including lands containing coal or iron, for the purpose

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

of exploring, developing and working the land.

The Company makes no representations about the present ownership of these reserved and excepted interests.

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

In favor of:	Elizabeth B. Christianson
Purpose:	Right-of-way for ingress and egress; also the right to take water from a water system
Recording Date:	October 20, 1969
Recording No.:	732135
Affects:	Portion of said premises
  
6. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
 

In favor of:	Cascade Natural Gas
Purpose:	Right-of-way for natural gas pipeline construction, operation and maintenance
Recording Date:	November 16, 1982
Recording No.:	8211160024
Affects:	Portion of said premises
  
7. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
 

In favor of:	Cascade Natural Gas
Purpose:	Right-of-way for natural gas pipeline construction, operation and maintenance
Recording Date:	June 9, 1983
Recording No.:	8306090019
Affects:	Portion of said premises
  
8. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
 

In favor of:	Puget Sound Power & Light Company, a Washington corporation
Purpose:	Underground electric system
Recording Date:	April 22, 1992
Recording No.:	9204220113
Affects:	Portion of said premises
  
9. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting

**EXHIBIT "B"**

Exceptions  
(continued)

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 the Plat of Brickyard Creek Division:

Recording No.: 9208280165

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

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 20, 1997  
Recording No.: 9706200039

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

Modification(s) of said covenants, conditions and restrictions

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

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 5, 2021  
Recording No.: 202103050069

12. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

**EXHIBIT "B"**

Exceptions  
(continued)

Imposed by: North Central and Brickyard Creek Community Association  
Recording Date: September 29, 1992  
Recording No.: 9209290105

13. ByLaws of North Central and Brickyard Creek Community Association and the terms and conditions thereof:

Recording Date: April 30, 1993  
Recording No.: 9304300085

14. Articles of Incorporation of North Central and Brickyard Creek Community Association and the terms and conditions thereof:

Recording Date: April 30, 1993  
Recording No.: 9304300086

Modification(s) of said Articles of Incorporation:

Recording Date: June 20, 1997  
Recording No.: 9706200039

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 Sedro Woolley.
17. City, county or local improvement district assessments, if any.