

**When recorded return to:**  
Michelle Knight and Eric Knight  
5235 Aerie Lane  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3441  
Jul 27 2021  
Amount Paid \$5285.00  
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.: 620048294

CHICAGO TITLE  
620048294

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Nicolas John Brooks, a married man as his 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 Eric Knight and Michelle Knight, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT 22, EAGLE VALLEY P.U.D., ACCORDING TO THE PLAT THEREOF, RECORDED IN  
VOLUME 15 OF PLATS, PAGE(S) 181 THROUGH 183, 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): P106913 / 4632-000-022-0001

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

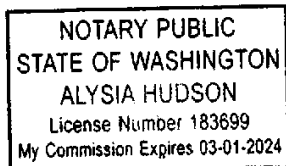
Dated: July 18, 2021

Nicolas John Brooks  
Nicolas John Brooks  
Bree Alisha Brooks  
Bree Alisha Brooks

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that  
Nicolas John Brooks and Bree Alisha Brooks  
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 26, 2021



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

## EXHIBIT "A"

### Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;  
 Recorded: September 19, 1956  
 Auditor's No.: 541748, records of Skagit County, Washington  
 In favor of: Pacific Northwest Pipeline Corporation, a Delaware corporation  
 For: Construct, maintain, etc. a pipeline  
 Affects: A 75-foot strip of land, the exact location of which is not disclosed on the record
  
2. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: November 12, 1973  
 Auditor's No(s): 793250, records of Skagit County, Washington  
 In favor of: United States of America  
 For: Road purposes  
 Affects: A 20-foot strip of land  
  
 Note: Exact location and extent of easement is undisclosed of record.
  
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
 Granted to: United States of America  
 Purpose: A perpetual easement and right to enter and erect, maintain, etc., one or more line(s) of electric power transmission structures etc., together with road right of way to maintain said right of way  
 Recording Date: July 8, 1963  
 Recording No.: 638054
  
4. 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 SHORT PLAT NO. 12-88;  
  
 Recording No: 8812210004
  
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 EAGLE VALLEY P.U.D.:

Recording No: 9407210001

**EXHIBIT "A"****Exceptions  
(continued)**

6. Covenants, conditions and restrictions 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: August 8, 1990  
Recording No.: 9008080053

7. 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 21, 1994  
Recording No.: 9407210002

Modification(s) of said covenants, conditions and restrictions

Recorded: November 14, 1997  
Auditor's No(s): 9711140045, records of Skagit County, Washington

8. 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:

Imposed by: Eagle Valley Planned Unit Development  
Recording Date: July 21, 1994  
Recording No.: 9407210002

9. Covenants, conditions and restrictions 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

Recorded: July 28, 1994  
Auditor's No.: 9407280080, records of Skagit County, Washington  
Executed By: Patti Hein, as her separate property, and Jerry E. Hein and Patricia C. Hein, husband and Patti Jo Hein, as personal representative of the estate of Rudolph Hein a/k/a Rudy Hein deceased under County Cause No. 92-4-00095-4

**EXHIBIT "A"**

Exceptions  
(continued)

As Follows: Grantor reserves any right, title, and interest to overages or refund deposits from Puget Power for future family residences utilizing permanent electric service within the first five years. Grantee agrees to keep grantor informed of each new hook-up which is completed within the property herein described  
Affects: Said premises and other property

10. 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."

11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
12. City, county or local improvement district assessments, if any.