

**When recorded return to:**

Michael James O'Brien and Janine A. O'Brien  
750 Parkland Loop  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4063

Sep 01 2021

Amount Paid \$7613.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

CHICAGO TITLE CO.  
620048697

Escrow No.: 620048697

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Brickyard Park LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Michael James O'Brien and Janine A. O'Brien, a married couple

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

LOT 11, BRICKYARD PARK A PLANNED RESIDENTIAL DEVELOPMENT PHASE I,  
ACCORDING TO THE PLAT THEREOF RECORDED UNDER RECORDING NO. 202104270116,  
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): P135517 / 6084-000-011-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 8/27/21

Brickyard Park LLC  
BY: [Signature]  
David P. Lindsey  
Member

BY: [Signature]  
Timothy Woodmansee  
Members

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that David F. Lindsey and Timothy Woodmansee are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Member and Members, respectively, of Brickyard Park LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: August 27, 2021  
[Signature]  
Name: Martin E. Lehr  
Notary Public in and for the State of WA  
Residing at: Wa County  
My appointment expires: 2-9-23



**EXHIBIT "A"**  
Exceptions

1. 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: December 2, 1928  
Recording No.: 189530
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Purpose: Sewer  
Recording Date: October 25, 1973  
Recording No.: 792523  
Affects: Portion of said premises
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Stanley C. Walters and Helen L. Walters  
Purpose: Utility purposes  
Recording Date: June 21, 1991  
Recording No.: 9106210036  
Affects: Portion of said premises
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Campbell 1 LLC, Campbell 3 LLC, Campbell 4 LLC, and Campbell 7 LLC  
Purpose: road maintenance  
Recording Date: June 25, 2018  
Recording No.: 201806250223  
Affects: The lander herein and other land
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Puget Sound Energy, Inc.  
Purpose: transmission, distribution and sale of electricity  
Recording Date: August 25, 2020  
Recording No.: 202008250016  
Affects: as described in said instrument
6. Model Home Agreement and the terms and conditions thereof

**EXHIBIT "A"**

Exceptions  
(continued)

Executed by: Brickyard Park LLC and the City of Sedro-Woolley  
Recording Date: February 3, 2021  
Recording No.: 202102030044

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

Granted to: Public Utility District No. 1 of Skagit County, Washington  
Purpose: water, sewer, electrical, and electronic information  
Recording Date: April 9, 2021  
Recording No.: 202104090069  
Affects: the land herein and other land

8. 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 Brickyard Park a planned residential development Phase I:

Recording No: 202104270116

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

Recording Date: April 27, 2021  
Recording No.: 202104270117

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 28, 2021  
Recording No.: 202106280053

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

**EXHIBIT "A"**

Exceptions  
(continued)

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. Assessments, if any, levied by Brickyard Park Homeowner's Association.
12. Assessments, if any, levied by City of Sedro Woolley.
13. City, county or local improvement district assessments, if any.