

When recorded return to:
Jeffrey Hull
103 North Trail Road
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2022-670
Feb 23 2022
Amount Paid \$9191.01
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620049776

CHICAGO TITLE CO.
620049776

STATUTORY WARRANTY DEED

THE GRANTOR(S) Garden Meadows SW 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 Jeffrey Hull, an unmarried person and Kathryn Zyhallo, an unmarried person

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

LOT 2, PLAT OF GARDEN MEADOWS, ACCORDING TO THE PLAT THEREOF RECORDED UNDER RECORDING NO. 202106180051, 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): P135610 / 6088-000-002-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 1/20/22

Garden Meadows SW LLC

TLLP LLC, Member of Garden Meadows SW LLC

BY: [Signature]
Paul J. Woodmansee
Co-Manager of TLLP LLC

BY: [Signature]
Timothy M. Woodmansee
Co-Manager of TLLP LLC

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Paul J. Woodmansee and Timothy M. 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 Co-Manager of TLLP LLC and Co-Manager of TLLP LLC, respectively, of Garden Meadows SW LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: January 20, 2022

[Signature]
Name: Martin E. Lehr
Notary Public in and for the State of WA
Residing at: LA Conner
My appointment expires: 2-9-23

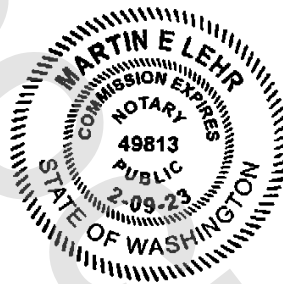


EXHIBIT "A"
Exceptions

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

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line
Recording Date: February 17, 2021
Recording No.: 202102170161
2. Temporary 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
Purpose: Utilities
Recording Date: April 28, 2021
Recording No.: 202104280573
3. Model Home Agreement, including the terms, covenants and provisions thereof

Recording Date: April 29, 2021
Recording No.: 202104290134
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 Survey:

Recording No: 202105050092
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 Plat of Garden Meadows:

Recording No: 202106180051
6. 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

EXHIBIT "A"
Exceptions
(continued)

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: June 18, 2021
Recording No.: 202106180052

7. 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: Garden Meadows Homeowners Association
Recording Date: June 18, 2021
Recording No.: 202106180052

8. Assessments, if any, levied by Garden Meadows Homeowners Association.
9. Assessments, if any, levied by City of Sedro Woolley.
10. City, county or local improvement district assessments, if any.
11. 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."

John L. Scott
REAL ESTATE

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 13, 2021
between Jeffrey Hull Kathryn Zyhailo ("Buyer")
Buyer Buyer
and Garden Meadows SW LLC Garden Meadows SW LLC ("Seller")
Seller Seller
concerning 103 N Trail Road 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.

Authenticator
Jeffrey Hull 10/13/2021
Buyer 5:47:11 PM PDT Date

Authenticator
[Signature] 10/14/2021
Seller 11:19:13 AM PDT Date

Authenticator
Kathryn Zyhailo 10/13/2021
Buyer 5:50:13 PM PDT Date

Authenticator
Timothy Woodmance 10/14/2021
Seller 11:24:38 AM PDT Date