

**When recorded return to:**

Jennifer A. Price  
Jennifer A. Price, as Trustee of the William B.  
Price Irrevocable Trust  
1073 Summit Ave E  
Seattle, WA 98102

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620050896

**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 Jennifer A. Price, as Trustee, of the William B. Price  
Irrevocable Trust

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

LOT 19, 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): P135525 / 6084-000-019-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2022-885

Mar 08 2022

Amount Paid \$7685.00  
Skagit County Treasurer  
By Lena Thompson Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: 3/7/22

Brickyard Park, LLC  
BY: [Signature]  
Paul J. Woodmansee  
Member

BY: [Signature]  
Timothy M. Woodmansee  
Member

State of Washington  
County of Skagit

This record was acknowledged before me on 3-7-22 by Paul J. Woodmansee and Timothy M. Woodmansee as Members of Brickyard Park LLC.

[Signature]  
(Signature of notary public)

Notary Public in and for the State of WA  
Residing at: 401 Canyon  
My commission 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, a corporation
Purpose:	Electric transmission and/or distribution line
Recording Date:	December 2, 1925
Recording No.:	189530
Affects:	Portion of said premises
  
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:	Utilities
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:	Portion of said premises and other premises
  
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  

Granted to:	Puget Sound Energy, Inc., a Washington corporation
Purpose:	Transmission, distribution and sale of electricity
Recording Date:	August 25, 2020
Recording No.:	202008250016
Affects:	Portion of said premises
  
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, a municipal corporation  
Purpose: Water, sewer, electrical, and electronic information  
Recording Date: April 9, 2021  
Recording No.: 202104090069  
Affects: Portion of said premises

8. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 the Plat of Brickyard Park, a Planned Residential Development Phase I:

Recording No: 202104270116

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: April 27, 2021  
Recording No.: 202104270117

Modification(s) of said covenants, conditions and restrictions

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

10. 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: Brickyard Park Homeowners Association  
Recording Date: April 27, 2021  
Recording No.: 202104270117

**EXHIBIT "A"**

Exceptions  
(continued)

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

Granted to: Puget Sound Energy, Inc., a Washington corporation  
Purpose: Transmission, distribution and sale of electricity  
Recording Date: October 8, 2021  
Recording No.: 202110080150  
Affects: Portion of said premises and other premises

12. Assessments, if any, levied by Sedro Woolley.
13. City, county or local improvement district assessments, if any.

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 February 18, 2022

between William B Price, Irrevocable T ("Buyer")  
Buyer Buyer  
and Brickyard Park LLC ("Seller")  
Seller Seller  
concerning 766 Parkland Loop 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  
Jennifer Price, trustee 02/18/2022  
Buyer Date

Authenticator  
David Lindsey 02/20/22  
Seller Date

Buyer Date

Authenticator  
Timothy Woodmansee 02/20/22  
Seller Date

 3/4/22