

**When recorded return to:**  
Garret H. Kamimura and Patricia Kamimura  
738 Parkland Loop  
Sedro Woolley, WA 98284

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

**CHICAGO TITLE**  
620050463

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620050463

**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 Garret H. Kamimura and Patricia Kamimura, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT 5, 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): P135511 / 6084-000-005-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2022-1003

Mar 15 2022

Amount Paid \$9737.83  
Skagit County Treasurer  
By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 2/25/22

Brickyard Park, LLC

BY: [Signature]  
Paul Woodmansee  
Member

BY: [Signature]  
Timothy Woodmansee  
Member

State of Washington  
County of \_\_\_\_\_

This record was acknowledged before me on 2-25-22 by Paul Woodmansee & Timothy Woodmansee  
as \_\_\_\_\_ Members \_\_\_\_\_ of Brickland Park  
LLC \_\_\_\_\_

[Signature]  
(Signature of notary public)

Notary Public in and for the State of WA  
Residing at: La Conner  
My commission expires: 2-25-22  
ML 2-09-23



**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. 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: October 8, 2021  
Recording No.: 202110080150

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

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.
14. 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 January 04, 2022

between Garrett H Kamimura Pat Kamimura ("Buyer")  
Buyer Buyer  
and Brickyard Park, LLC ("Seller")  
Seller  
concerning 738 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.

Garrett H Kamimura 1/4/22 [Signature] 01/05/2022  
Buyer Date Seller 3:30:45 PM PST Date  
Pat Kamimura 1/4/22 [Signature] 01/05/2022  
Buyer Date Seller 2:19:10 PM PST Date