

When recorded return to:

Duane G. Patterson
Duane G. Patterson and Craig J. Patterson as
Trustees of The Duane and Merna Patterson
Amended and Restated Revocable Trust
751 Parkland Loop
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620049900

CHICAGO TITLE

620049900

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 Duane G. Patterson and Craig J. Patterson as Trustees of The
Duane and Merna Patterson Amended and Restated Revocable Trust

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

LOT 68, 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): P135546 / 6084-000-068-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20221610

Apr 19 2022

Amount Paid \$9414.07

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: 3/25/22

Brickyard Park LLC

BY: [Signature]
Paul Woodmansee
Member

BY: [Signature]
Timothy Woodmansee
Members

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Paul Woodmansee 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: March 25, 2022

Name: Martin F. Lehr
Notary Public in and for the State of WA
Residing at: 14 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 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. 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
Recording Date: October 8, 2021
Recording No.: 202110080150
Affects: Said premises

12. Assessments, if any, levied by 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."

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 23, 2021

between Duane Patterson ("Buyer")
Buyer

and Brickyard Park LLC ("Seller")
Seller

concerning 751 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.

Authenticate: Duane Patterson 10/25/2021
Buyer 11:38:27 AM PDT Date

Authenticate: [Signature] 10/25/2021
Seller 5:55:35 PM PDT Date

Buyer Date

Authenticate: Timothy Woodmansee 10/26/2021
Seller 8:48:17 AM PDT Date