

**When recorded return to:**  
Patricia Dianne Hingey  
PO Box 430  
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.: 620051381

**CHICAGO TITLE**  
620051381

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Joyce E Vanzile, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Patricia Dianne Hingey, an unmarried person

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

LOT 1, PLAT OF BRICKYARD CREEK DIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGE(S) 48 THROUGH 50, 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): P102045 / 4587-000-001-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20222218

May 27 2022

Amount Paid \$7685.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: May 23, 2022

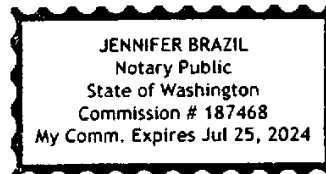
Joyce E Vanzile, by Denise A Caswell,  
her attorney in fact

Joyce E Vanzile, by Denise A Caswell,  
her attorney in fact

State of Washington  
County of Skagit

This record was acknowledged before me on 5-27-22 by Denise A Caswell as attorney in fact of Joyce E Vanzile.

Jennifer Brazil  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 7-25-2024



**EXHIBIT "A"**  
Exceptions

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

In favor of: Drainage District No. 14  
Purpose: Right-of-Way for drainage  
Recording Date: February 26, 1935  
Recording No.: 267764

Amended by instrument:

Recording Date: May 26, 1983  
Recording No.: 8305260004

2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Cascade Natural Gas  
Purpose: 30 foot right-of-way for pipeline construction, maintenance and operation  
Recording Date: December 17, 1956  
Recording No.: 545341

3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Elizabeth B. Christianson  
Purpose: Right-of-way for ingress and egress; also the right to take water from a water system  
Recording Date: October 20, 1969  
Recording No.: 732135

4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Cascade Natural Gas  
Purpose: Right-of-way for natural gas pipeline construction, operation and maintenance  
Recording Date: November 16, 1982  
Recording No.: 8211160024

5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

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

In favor of: Cascade Natural Gas  
 Purpose: Right-of-way for natural gas pipeline construction, operation and maintenance  
 Recording Date: June 9, 1983  
 Recording No.: 8306090019

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Power & Light Company, a Washington corporation  
 Purpose: Underground electric system  
 Recording Date: April 22, 1992  
 Recording No.: 9204220113

7. 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 Plat of Brickyard Creek Division:

Recording No: 9208280165

8. 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: September 29, 1992  
 Recording No.: 9209290103

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 20, 1997  
 Recording No.: 9706200039

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

**EXHIBIT "A"**

Exceptions  
(continued)

permitted by applicable law, as set forth in the document

Recording Date: September 29, 1992  
Recording No.: 9209290105

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 10, 2018  
Recording No.: 201810100043

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 5, 2021  
Recording No.: 202103050069

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: North Central and Brickyard Creek Community Association  
Recording Date: September 29, 1992  
Recording No.: 9209290105

11. ByLaws of North Central and Brickyard Creek Community Association and the terms and conditions thereof:

Recording Date: April 30, 1993  
Recording No.: 9304300085

12. Articles of Incorporation of North Central and Brickyard Creek Community Association and the terms and conditions thereof:

Recording Date: April 30, 1993  
Recording No.: 9304300086

Modification(s) of said Articles of Incorporation:

Recording Date: June 20, 1997  
Recording No.: 9706200039

13. Reservations and exceptions contained in the deed

Grantor: Northern Pacific Railroad Company  
Recording No.: 687896

Reserving and excepting from said Lands so much or such portions thereof as are or may be

**EXHIBIT "A"**

Exceptions  
(continued)

mineral lands or contain coal or iron, and also the use and the right and title to the use of such surface ground as may be necessary for ground operations and the right of access to such reserved and excepted mineral lands, including lands containing coal or iron, for the purpose of exploring, developing and working the land.

The Company makes no representations about the present ownership of these reserved and excepted interests.

14. Reservations and exceptions contained in the deed

Grantor: Northern Pacific Railroad Company  
Recording No.: 682545

Reserving and excepting from said Lands so much or such portions thereof as are or may be mineral lands or contain coal or iron, and also the use and the right and title to the use of such surface ground as may be necessary for ground operations and the right of access to such reserved and excepted mineral lands, including lands containing coal or iron, for the purpose of exploring, developing and working the land.

The Company makes no representations about the present ownership of these reserved and excepted interests.

15. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
16. City, county or local improvement district assessments, if any.
17. Assessments, if any, levied by City of Sedro Woolley.

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated May 16, 2022  
between Patricia Dianne Hingey ("Buyer")  
Buyer Buyer  
and Denise Caswell POA ("Seller")  
Seller Seller  
concerning 515 Sapp 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.

Authenticated  
Patricia D Hingey 05/16/2022  
Buyer Date

Authenticated  
Denise Caswell POA 05/16/22  
Seller Date

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Seller Date