

When recorded return to:
Michelle Lynn McKenzie
1400 SE Lave Dr Apt 20
Milwaukie, OR 97222

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620051646

Escrow No.: 620051646

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 Michelle Lynn McKenzie, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 1, 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): P135507 / 6084-000-001-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20222244

May 31 2022

Amount Paid \$7605.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 23, 2022

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 5-27-22 by Paul J. Woodmansee and Timothy M. Woodmansee_ as Members of Brickard Park LLC

[Signature]
(Signature of notary public)

Notary Public in and for the State of WA
Residing at: ha Couner
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
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. Declaration of Utility and Drainage Easements, including the terms, covenants and provisions thereof

Recording Date: December 22, 2021
Recording No.: 202112220066

12. 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."

13. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2022
Tax Account No.: P135507 / 6084-000-001-0000
Levy Code: 0935
Assessed Value-Land: \$94,900.00
Assessed Value-Improvements: \$127,500.00

General and Special Taxes:

Billed: \$2,260.15
Paid: \$1,130.11
Unpaid: \$1,130.04

14. Assessments, if any, levied by Brickyard Park Homeowner's Association.
15. Assessments, if any, levied by City of Sedro Woolley.

EXHIBIT "A"

Exceptions
(continued)

16. 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**

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated May 06, 2022

between Michelle Lynn McKenzie ("Buyer")
Buyer Buyer

and Brickyard Park LLC ("Seller")
Seller Seller

concerning 730 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.

Authentisign
Michelle Lynn McKenzie 05/06/2022
Buyer Date

Authentisign
David Lindsey 05/07/22
Seller Date

Buyer Date

Authentisign
Timothy Woodmansee 05/08/22
Seller Date