

**When recorded return to:**  
Steven Ransier and Nicole Isaacs  
715 Brickyard Boulevard  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20223177

Aug 03 2022

Amount Paid \$8183.00

Skagit County Treasurer

By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**

620052176

Escrow No.: 620052176

### **STATUTORY WARRANTY DEED**

THE GRANTOR(S) John McKenzie, an unmarried person, who acquired title as John M Coyle, a married man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Steven Ransier and Nicole Isaacs, a married couple

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

LOT 45, PLAT OF BRICKYARD CREEK DIVISION, ACCORDING TO THE PLAT THEREOF,  
RECORDED IN VOLUME 15 OF PLATS, PAGES 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): P102132 / 4587-000-045-0004

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

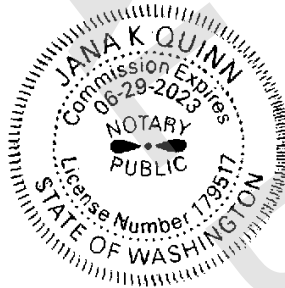
Dated: August 1, 2022

John McKenzie  
John McKenzie

State of Washington  
County of Skagit

This record was acknowledged before me on 08/01/2022 by  
John McKenzie

Jana K Quinn  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 06/29/2023



**EXHIBIT "A"**  
**Exceptions**

1. 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 Creek Division:

Recording No: 9208280165

2. 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  
Affects: Portion of said premises

Said easement was amended by an instrument recorded on May 26, 1983, under Recording No. 8305260004, records of Skagit County, Washington

3. 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  
Affects: Portion of said premises

4. 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  
Affects: Portion of said premises

5. 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

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

maintenance  
 Recording Date: November 16, 1982  
 Recording No.: 8211160024  
 Affects: Portion of said premises

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  
 Purpose: Underground distribution and electric lines and appurtenances thereto  
 Recording Date: April 22, 1992  
 Recording No.: 9204220113  
 Affects: Portion of said premises
7. Articles of Incorporation of North Central Division and Brickyard Creek Community;
 

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

Amended by instrument recorded under Recording No. 9706200039
8. Bylaws of North Central and Brickyard Creek Community Association Article I;
 

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

Amended by instrument recorded under Recording No. 9706200039
9. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry
 

Grantor: State of Washington  
 Recording No.: 682545

Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.
10. 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.: 9209290103

11. 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.: 9209290105

Amended by instrument recording no. 9706200039

12. 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

13. 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: September 6, 1966  
Recording No.: 687896

14. 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: June 9, 1983  
Recording No.: 8306090019  
Affects: Portion of said premises

15. Certificate of City of Sedro-Woolley Ordinance no. 1221-95 and 1501-5, providing for a

**EXHIBIT "A"**

Exceptions  
(continued)

facilities improvement charge for new connections to the city of sewer system

Recording No.: 9502230028

Recording No.: 200504040073

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