202208290092
08/29/2022 04:17 PM Pages: 1 of 6 Fees: $208.50
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

When recorded return to:
David A. Brush
753 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

CHICAGO TITLE
620052400

Escrow No.: 620052400

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20223558
Aug 29 2022
Amount Paid $10942.00
Skagit County Treasurer
By Lena Thompson Deputy

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 David A. Brush, an unmarried person and Patricia Hanson, an unmarried person

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

LOT 69, 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): P135547 / 6084-000-069-0000

Subject to:

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

UNOFFICIAL DOCUMENT

STATUTORY WARRANTY DEED
(continued)

Dated: August 17, 2022

Brickyard Park, LLC

BY: _____
Paul J. Woodmansee
Member

BY: _____
Timothy M. Woodmansee
Member

State of Washington

County of Skagit

This record was acknowledged before me on August 26, 2022 by Paul J. Woodmansee, Timothy M. Woodmansee, Members, respectively, of Brickyard Park, LLC.

_____
(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 2-9-23

MARTIN E LEHR
COMMISSION EXPIRES
NOTARY
49813
PUBLIC
2-09-23
STATE OF WASHINGTON

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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, a corporation
Purpose:	Electric transmission and/or distribution line
Recording Date:	December 2, 1925
Recording No.:	189530
Affects:	Portion of said premises

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:	Utilities
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:	Portion of said premises and other premises

5. 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
Purpose:	Transmission, distribution and sale of electricity
Recording Date:	August 25, 2020
Recording No.:	202008250016
Affects:	Portion of said premises

6. Model Home Agreement and the terms and conditions thereof:

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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, a municipal corporation
Purpose: Water, sewer, electrical, and electronic information
Recording Date: April 9, 2021
Recording No.: 202104090069
Affects: Portion of said premises

8. 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 Park, a Planned Residential Development Phase I:

Recording No: 202104270116

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 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

UNOFFICIAL DOCUMENT

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
Purpose:	Transmission, distribution and sale of electricity
Recording Date:	October 8, 2021
Recording No.:	202110080150
Affects:	Portion of said premises and other premises

12. City, county or local improvement district assessments, if any.

13. Assessments, if any, levied by Sedro Woolley.

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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 July 23, 2023

between David A Brush (Buyer), Patricia A Hanson (Buyer) ("Buyer")

and Brickyard Park, LLC (Seller), (Seller) ("Seller")

concerning 753 Parkland Loop (Address), Sedro Woolley (City), WA (State) 98284 (Zip) (the "Property")

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: David A Brush	07/24/22	Authentisign: Timothy Woodmansee	05/15/2022
Buyer	Date	Seller	Date
Authentisign: Patricia A Hanson	07/24/22	Authentisign: David Lindsey	07/25/22
Buyer	Date	Seller	Date