

When recorded return to:
Austin Nutting and Bethany Nutting
711 Brickyard Boulevard
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
620051353

Escrow No.: 620051353

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jonathan L. Lamont, a married person as a separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Austin Nutting and Bethany Nutting, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 47, PLAT OF BRICKYARD CREEK DIVISION, ACCORDING TO THE PLAT THEREOF,
RECORDED IN VOLUME 15 OF PLATS, PAGE 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): P102135 / 4587-000-047-0006

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20223748

Sep 12 2022

Amount Paid \$8005.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: September 6, 2022

Jonathan Lamont
Jonathan Lamont

Kimberly A. Lamont
Kimberly A. Lamont

State of Washington
County of Skanit

This record was acknowledged before me on 9-9-2022 by Jonathan L. Lamont and Kimberly A. Lamont.

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. 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 granted in a document:

Granted to: 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
3. 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
4. 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
5. 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
6. 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,

EXHIBIT "A"Exceptions
(continued)

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

Modification(s) of said covenants, conditions and restrictions

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

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

7. 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
8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. City, county or local improvement district assessments, if any.
10. Assessments, if any, levied by 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**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 08/11/22
between Austin Nutting Bethany Nutting ("Buyer")
Buyer Buyer
and Jonathan L. Lamont Kimberly A. Lamont ("Seller")
Seller Seller
concerning 711 Brickyard Boulevard 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.

Authentisat
Austin Nutting 08/11/22
Buyer Date

Authentisat
Jonathan L Lamont 07/30/2022
Seller Date

Authentisat
Bethany Nutting 08/11/22
Buyer Date

Authentisat
Kimberly Lamont 07/30/2022
Seller Date