

**When recorded return to:**  
Joanne Biederman and Fred R. Biederman  
PO Box 1995  
Anacortes, WA 98221

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620052592

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20224126

Oct 07 2022

Amount Paid \$10586.00  
Skagit County Treasurer  
By Josie Bear Deputy

**CHICAGO TITLE**

620052592

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Craig J. Patterson, as Sole Trustee of the Duane and Merna Patterson Amended and Restated Revocable Trust

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Joanne Biederman and Fred R. Biederman, a married couple

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

LOT 68, 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): P135546 / 6084-000-068-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

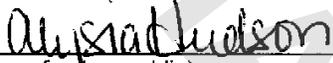
Dated: October 3, 2022

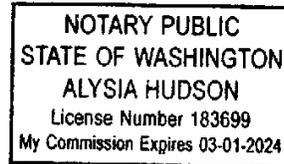
Craig J. Patterson, as Sole Trustee of the Duane and Merna Patterson Amended and Restated Revocable Trust

BY:   
Craig J. Patterson  
Sole Trustee

State of Washington  
County of Skaagit

This record was acknowledged before me on 10/03/2022 by Craig J. Patterson as Sole Trustee of Duane and Merna Patterson Amended and Restated Revocable Trust.

  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 03/01/2024



**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, 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 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

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

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  
Recording Date: October 8, 2021

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

Recording No.: 202110080150  
Affects: Said premises

12. City, county or local improvement district assessments, if any.
13. 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 September 07, 2022  
between Joanne Biederman Fred R Biederman ("Buyer")  
Buyer Buyer  
and Patterson Amended & Restated I Craig J. Patterson, Trustee ("Seller")  
Seller Seller  
concerning 751 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.

Authentic  
Joanne Biederman 09/08/2022  
Buyer Date

Authentic  
Craig Patterson, Trustee 09/08/22  
Seller Date

Authentic  
Fred R Biederman 09/08/2022  
Buyer Date

Seller Date