

When recorded return to:

Cole A. Ramirez and Kelsie Kaylyn Ramirez
721 North Reed Sreet
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620052940

CHICAGO TITLE

620052940

STATUTORY WARRANTY DEED

THE GRANTOR(S) Richard Mejia and Krista Mejia, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Cole A. Ramirez and Kelsie Kaylyn Ramirez, husband and wife
and Kristopher G. Melling, a married man as his separate estate

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

LOT 4, PLAT OF BRICKYARD CREEK DIVISION, ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 15 OF PLATS, PAGE(S) 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): P102048 / 4587-000-004-0003

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224739

Nov 30 2022

Amount Paid \$7445.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: November 18, 2022

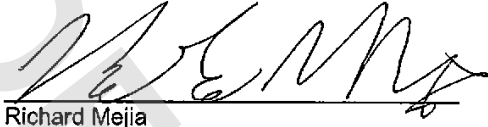

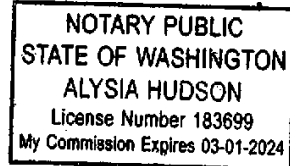

Richard Mejia
Krista MejiaState of Washington
County of SkagitThis record was acknowledged before me on 11/22/2022 by Richard Mejia and Krista Mejia.
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 03/01/2024

EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as 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.
2. 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
3. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: Northern Pacific Railway Company, a Wisconsin corporation
Recording Date: May 9, 1966
Recording No.: 682545

The Company makes no representations about the present ownership of these reserved and excepted interests.
4. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: Northern Pacific Railway Company
Recording Date: September 6, 1966
Recording No.: 687896

The Company makes no representations about the present ownership of these reserved and excepted interests.
5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Elizabeth B. Christianson

EXHIBIT "A"

Exceptions
(continued)

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

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Cascade Natural Gas Corporation, its successors and assigns
 Purpose: Right-of-way for natural gas pipeline construction, operation and maintenance
 Recording Date: November 16, 1982
 Recording No.: 8211160024
 Affects: Portion of said premises

The legal description contained in said easement is not sufficient to determine its exact location within said premises.

7. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Cascade Natural Gas Corporation, its successors and assigns
 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

8. 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, a Washington corporation
 Purpose: Underground distribution and electric lines and appurtenances thereto
 Recording Date: April 22, 1992
 Recording No.: 9204220113
 Affects: Portion of said premises

9. 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

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

10. 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 29, 1992
Recording No.: 9209290103

Modification(s) of said covenants, conditions and restrictions

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

11. 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 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

12. Bylaws of North Central and Brickyard Creek Community Association and the terms and conditions thereof:

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

EXHIBIT "A"

Exceptions
(continued)

Modification(s) of said Bylaws:

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

13. Articles of Incorporation of North Central Division and Brickyard Creek Community and the terms and conditions thereof:
Recording Date: April 30, 1993
Recording No.: 9304300086
14. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
15. Assessments, if any, levied by Sedro Woolley.
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**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated October 17, 2022
between Cole Ramirez Kelsie Ramirez ("Buyer")
Buyer Buyer
and Richard Mejia Krista Mejia ("Seller")
Seller Seller
concerning 721 N Reed 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 14.36, 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.

Buyer 10/17/2022
Date

Seller 10/18/22
Date

Buyer 10/17/2022
Date

Seller 10/18/22
Date

Kristopher Melling 10/17/22