

**When recorded return to:**  
Russell V. Hardin  
635 Warner St  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20238483  
Oct 23 2023  
Amount Paid \$9348.40  
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**  
620054740

Escrow No.: 620054740

### 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 Russell V. Hardin, an unmarried person

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

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

Abbreviated Legal: (Required if full legal not inserted above.)

LT 84, BRICKYARD PARK, A PLANNED RESIDENTIAL DEVELOPMENT PHASE II

Tax Parcel Number(s): P136748 / 6097-000-084-0000

STATUTORY WARRANTY DEED  
(continued)

Dated: 10/20/23

Brickyard Park, LLC

BY: [Signature]  
Timothy Woodmansee  
Member

BY: [Signature]  
Paul Woodmansee  
Member

State of Washington  
County of Skagit

This record was acknowledged before me on October 20 2023 by Timothy Woodmansee and Paul Woodmansee as Member and Member, respectively, of Brickyard Park, LLC.

[Signature]  
(Signature of notary public)  
Notary Public in and for the State of WA  
My appointment expires: 2-9-27



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P136748 / 6097-000-084-0000**

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LOT 84, BRICKYARD PARK, A PLANNED RESIDENTIAL DEVELOPMENT PHASE II, ACCORDING TO THE PLAT THEREOF RECORDED UNDER RECORDING NO. 202210100047, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
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  
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: 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 land herein described 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., a Washington corporation  
Purpose: Right of way  
Recording Date: August 25, 2020  
Recording No.: 202008250016  
Affects: Portion of said premises
6. Agreement for Model Home and the terms and conditions thereof

**EXHIBIT "B"**Exceptions  
(continued)

Executed by: Brickyard Park LLC and 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: 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 Brickyard Park 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

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 10, 2022  
 Recording No.: 202210100048

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:

**EXHIBIT "B"**

Exceptions  
(continued)

Imposed by: Brickyard Park Homeowners Association, its successors and assigns  
Recording Date: April 27, 2021  
Recording No.: 202104270117

11. 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 Phase II:

Recording No: 202210100047