

When recorded return to:

Sean Hecker
623 Cedar Tree Drive
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20249663

Feb 23 2024

Amount Paid \$8085.00
Skagit County Treasurer
By Candi Newcombe Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620055552

CHICAGO TITLE

620055552

STATUTORY WARRANTY DEED

THE GRANTOR(S) Richard G. Sieber and Kathleen M. Sieber, 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 Sean Hecker, an unmarried person

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

LOT 12, NORTH CENTRAL DIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN
VOLUME 15 OF PLATS, PAGES 46 AND 47, 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): P102031 / 4586-000-012-0001

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 2/22/24

Richard G. Sieber
Richard G. Sieber

Kathleen M. Sieber
Kathleen M. Sieber

State of WA

County of Skagit

This record was acknowledged before me on 2-22-24 by Richard G. Sieber and Kathleen M. Sieber.

Kyle Beam
(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 9-11-27

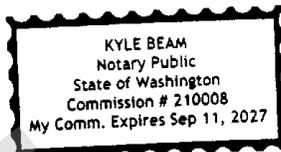


EXHIBIT "A"
Exceptions

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: Drainage ditch
Recording Date: February 26, 1935
Recording No.: 267764
Affects: Portion of said premises
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 Corporation, its successors and assigns
Purpose: 30 foot right-of-way for pipeline or pipelines for transportation of oil, gas, and products thereof
Recording Date: December 17, 1956
Recording No.: 545341
Affects: Portion of said premises
3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: Right-of-way across existing road and water pipeline
Recording Date: October 20, 1969
Recording No.: 732135
Affects: Portion of said premises
4. 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: Oil, gas, or products thereof
Recording Date: November 16, 1982
Recording No.: 8211160024
Affects: Portion of said premises

Said instrument is a re-recording of Recording No. 8211090036, records of Skagit County, Washington and emends and supplements the easement granted to Cascade Natural Gas Corporation under Recording No. 545341, records of Skagit County, Washington.
5. 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
Purpose: 60 foot right-of-way for pipeline or pipelines or transportation of oil, gas, or products thereof
Recording Date: June 9, 1983
Recording No.: 8306090019
Affects: Portion of said premises

Said easement corrects and replaces the right-of-way recorded under Recording No. 8211090034 and Recording No. 8211160025, records of Skagit County, Washington.
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
Purpose: Right-of-way for pipeline or pipelines for transportation of oil, gas, or products thereof
Recording Date: March 25, 1992
Recording No.: 9203250071
Affects: Portion of said premises

Said easement supersedes and replaces easement granted under Recording No. 9203050076, records of Skagit County, Washington.

EXHIBIT "A"
Exceptions
(continued)

7. 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 electric system
Recording Date: April 22, 1992
Recording No.: 9204220112
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 North Central Division, recorded in Volume 15 of Plats, Pages 46 and 47:
- Recording No: 9208280164
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: September 29, 1992
Recording No.: 9209290104
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
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: North Central and Brickyard Creek Community Association
Recording Date: September 29, 1992
Recording No.: 9209290104
Recording No.: 9209290105
11. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- In favor of: Public Utility District No. 1 of Skagit County , Washington, a municipal corporation
Purpose: Water pipeline
Recording Date: December 16, 1992
Recording No.: 9212160038
Affects: The South 10 feet

EXHIBIT "A"

Exceptions
(continued)

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

Recording Date: April 30, 1993
Recording No.: 9304300085
13. Articles of Incorporation of North Central Division and Brickyard Creek Community Association and the terms and conditions thereof:

Recording Date: April 30, 1993
Recording No.: 9304300086
14. The Terms, Conditions and Reservations as disclosed in "Ordinance No. 1221-95":

Recording Date: February 23, 1995
Recording No.: 9502230028
15. The Terms, Conditions and Reservations as disclosed in "City of Sedro-Woolley Ordinance No. 1501-05":

Recording Date: April 4, 2005
Recording No.: 200504040073
16. 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."
17. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
18. Assessments, if any, levied by City of Sedro Woolley.
19. City, county or local improvement district assessments, if any.

Authentign ID: 9AC303EE-40C9-EE11-85F9-6045BDD68161
Authentign ID: 620D6306-94CF-E8E1B-62F9-6045BDD68161

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 02/09/24
between Sean Hecker ("Buyer")
and _____ ("Seller")
concerning 623 Cedar Tree Dr Sedro Woolley WA 98248 (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.

Authentign
Sean Hecker 02/09/24
Buyer Date

[Signature] 2/24/24
[Signature] 2/11/24
Seller Date

Buyer Date

Kathleen M. Sieber 2/11/24
Kathleen M. Sieber 2/22/24
Seller Date