

202402290044

02/29/2024 01:07 PM Pages: 1 of 5 Fees: \$307.50  
Skagit County Auditor, WA

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20249731

Feb 29 2024

Amount Paid \$11075.00  
Skagit County Treasurer  
By Kaylee Oudman Deputy

**When recorded return to:**

Laura Chadwick Phillips and John Hugh Phillips  
835 Methodist Road  
Hood River, OR 97031

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620055499

**CHICAGO TITLE**  
620055499

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Buckwood, 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 Laura Chadwick Phillips and John Hugh Phillips, a married couple

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

LOT 13, PLAT OF BUCKO ESTATES, PHASE 1, RECORDED UNDER RECORDING NO. 202307280154, 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): P136870 / 6101-000-013-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 1/18/24

Buckwood, LLC

BY: [Signature]  
Timothy Woodmansee  
Co-Manager of TLLP, LLC  
Manager of Buckwood LLC

State of Washington

County of Skaagit

This record was acknowledged before me on January 18<sup>th</sup> 2024 by Timothy Woodmansee as Co-Manager of TLLP, LLC, manager of Buckwood, LLC.

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



**EXHIBIT "A"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Skagit County Drainage District No. 14  
Purpose: drainage ditch  
Recording Date: February 26, 1935  
Recording No.: 267764  
Affects: as described in said instrument
  
2. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry  
  
Grantor: State of Washington  
Recording No.: 517413  
  
Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.
  
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Skagit County Drainage District No. 14  
Purpose: drainage purposes  
Recording Date: July 20, 1965  
Recording No.: 669178  
Affects: as described in said instrument
  
4. 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 Short Plat No. SW 05-80:  
  
Recording No: 8007230039
  
5. 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

**EXHIBIT "A"**

Exceptions  
(continued)

federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat No. 05-80:

Recording No: 8007230029

6. 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: October 22, 1987  
Recording No.: 8710220057  
Affects: Said premises

7. City of Sedro Woolley Ordinance No. 1221-95 providing for facilities improvement charge for new connections to the city sewer system and the terms and conditions thereof:

Recording Date: February 23, 1995  
Recording No.: 9502230028

8. City of Sedro Woolley Ordinance No. 1481-04 providing for facilities improvement charge for new connections to the city sewer system and the terms and conditions thereof:

Recording Date: October 13, 2004  
Recording No.: 200410130026

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 Short Plat No. 3406:

Recording No: 200702150075

10. Agreement and the terms and conditions thereof:

Recording Date: March 13, 2009  
Recording No.: 200903130113

11. Development Agreement Bucko Plat and the terms and conditions thereof:

Recording Date: September 23, 2022  
Recording No.: 202209230062

**EXHIBIT "A"**

Exceptions  
(continued)

12. 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: Electric transmission and/or distribution system  
Recording Date: February 13, 2023  
Recording No.: 202302130014  
Affects: Said premises
13. 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 Bucko Estates, Phase I:
- Recording No: 202307280154
14. 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: July 28, 2023  
Recording No.: 202307280155
15. 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: Bucko Estates Homeowners Association  
Recording Date: July 28, 2023  
Recording No.: 202307280155
16. Assessments, if any, levied by City of Sedro Woolley.
17. City, county or local improvement district assessments, if any.