

When recorded return to:
Joseph Combel and Ginger Combel
768 Parkland Loop
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20249932
Mar 19 2024
Amount Paid \$9473.00
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
620055587

Escrow No.: 620055587

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 Joseph Combel and Ginger Combel, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 20, BRICKYARD PARK, A PLANNED RESIDENTIAL DEVELOPMENT PHASE 2,
ACCORDING TO THE PLAT THEREOF RECORDED UNDER RECORDING NO. 202210100047,
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): P136708 / 6097-000-020-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 3/7/24

Brickyard Park, LLC

BY: [Signature]
Timothy Woodmansee
Member

State of Washington
County of Skaagit

This record was acknowledged before me on March 7, 2024 by Timothy Woodmansee as Member of Brickyard Park, LLC.

[Signature]
(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 04-09-25



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, a corporation
Purpose: Electric transmission and/or distribution line
Recording Date: December 2, 1925
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: Utilities
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: Portion of said premises and other premises
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: Transmission, distribution and sale of electricity
Recording Date: August 25, 2020
Recording No.: 202008250016
Affects: Portion of said premises
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, a municipal corporation
 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 of 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
- 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 "A"

Exceptions
(continued)

Imposed by: Brickyard Park Homeowners Association
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 Plat of Brickyard Park, a Planned Residential Development Phase 2:

Recording No: 202210100047

12. Assessments, if any, levied by Sedro Woolley.
13. 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 February 5, 2024
between Joseph Combel Ginger Combel ("Buyer")
Buyer Buyer
and Brickyard Park, LLC ("Seller")
Seller Seller
concerning 768 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.

Authenticat
Joseph Combel 02/05/2024
Buyer Date

Authenticat
Timothy Woodmansee 01/09/2024
Seller Date

Authenticat
Ginger Combel 02/05/2024
Buyer Date

Authenticat
Paul Woodmansee 02/06/24
Seller Date