

When recorded return to:
Craig Brockett and Wendy Brockett
12107 Jacqueline Dr
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20240367
Apr 24 2024
Amount Paid \$4365.00
Skagit County Treasurer
By Kaylee Oudman Deputy

CHICAGO TITLE
620056178

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620056178

STATUTORY WARRANTY DEED

THE GRANTOR(S) Bruce M. Salazar and Julie A. Salazar, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Craig Brockett and Wendy Brockett, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 11, PLAT OF CREEKSIDE MEADOWS, AS RECORDED FEBRUARY 9, 2010 UNDER
AUDITOR'S FILE NO. 201002090002, 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): P130054 / 4991-000-011-0000

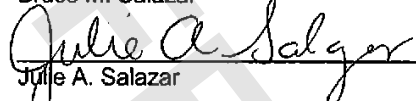
Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 4-24-2024

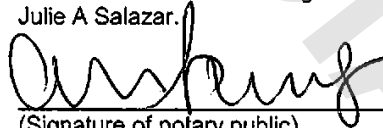

Bruce M. Salazar


Julie A. Salazar

State of Washington

County of Skaagit

This record was acknowledged before me on 4-24-24 by Bruce M Salazar and Julie A Salazar.



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

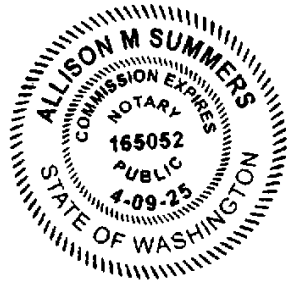


EXHIBIT "A"
Exceptions

1. Agreement and the terms and conditions thereof:

Recording Date: May 24, 1917

Recording No.: 119184

Regarding: Dedication of property as public highway

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

In favor of: Harold Gribble, et ux, et al

Purpose: To enter upon and clear out obstructions in the bed, and lower the bed of Nookachamps Creek

Recording Date: October 18, 1956

Recording No.: 543043

Affects: Portion of said premises

3. 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. 89-79:

Recording No: 7912190032

Said matters include but are not limited to the following:

Lot 1 will be served by an individual well. Skagit County requires a 100 foot radius well control zone surrounding each well. The buyer of each lot should inquire and investigate as to the location and existence of adjoining systems before constructing any buildings or drilling any wells, and the buyers should cooperate in the location of wells to prevent problems with these overlapping control zones.

Water – Existing well for Lot 1 only; Lot 2 – Water of sufficient quantity and/or quality for normal domestic purposes is not provided at the time of filing the Plat and the buyer should inquire and investigate as to availability of said water.

Sewer – Individual septic tanks

4. 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

EXHIBIT "A"Exceptions
(continued)

- Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: June 16, 1987
Recording No.: 8706160048
Affects: Portion of said premises
5. Notice of Moratorium on Non-Forestry use of land and the terms and conditions thereof:
Recording Date: May 28, 2002
Recording No.: 200205280264
6. Waiver of Six Year Development Moratorium and the terms and conditions thereof:
Recording Date: January 4, 2007
Recording No.: 200701040111
7. 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 line, together with necessary appurtenances
Recording Date: August 18, 2008
Recording No.: 200808180094
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 Creekside Meadows:
Recording No: 201002090002
9. Plat Lot of Record Certification and the terms and conditions thereof:
Recording Date: February 9, 2010
Recording No.: 201002090003
10. Protected Critical Area Easement (PCA) and the terms and conditions thereof:
Recording Date: February 9, 2010
Recording No.: 201002090004

EXHIBIT "A"Exceptions
(continued)

11. 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: February 9, 2010
Recording No.: 201002090005

12. 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: Creekside Meadows Homeowners Association, its successors and assigns
Recording Date: February 9, 2010
Recording No.: 201002090005

13. Notice of On-Site Sewage System Maintenance Agreement Requirement and the terms and conditions thereof:

Recording Date: August 16, 2022
Recording No.: 202208160047

14. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

15. 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.

EXHIBIT "A"Exceptions
(continued)

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."

16. City, county or local improvement district assessments, if any.
17. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

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 April 10, 2024

between Craig Brockett Wendy Brockett ("Buyer")
Buyer Buyer
and Bruce Salazar Julie Salazar ("Seller")
Seller Seller
concerning 22979 Methow Court Mount Vernon WA 98273 (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.

Authenticate:
Craig Brockett 04/10/2024
Buyer Date

Authenticate:
Bruce M Salazar 04/10/24
Seller Date

Authenticate:
Wendy Brockett 04/10/2024
Buyer Date

Authenticate:
Julie A Salazar 04/10/24
Seller Date