

When recorded return to:
Thomas Branley and Linda Branley
750 Parkland Loop
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20242269

Sep 24 2024

Amount Paid \$8609.70
Skagit County Treasurer
By BELEN MARTINEZ Deputy

CHICAGO TITLE
Le 20057280

Escrow No.: 620057280

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael James O'Brien and Janine A. O'Brien, 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 Thomas Branley and Linda Branley, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 11, BRICKYARD PARK PLANNED RESIDENTIAL DEVELOPMENT PHASE I, ACCORDING
TO THE PLAT THEREOF RECORDED UNDER RECORDING NO. 202104270116, 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): P135517/6084-000-011-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 09-20-24

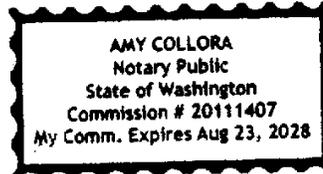
Michael James O'Brien
Michael James O'Brien

Janine A. O'Brien

State of Washington
County of Snohomish

This record was acknowledged before me on 09/20/2024 by Michael James O'Brien.

[Signature]
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 08/23/2028



State of _____

County of _____

This record was acknowledged before me on _____ by Janine A. O'Brien.

(Signature of notary public)
Notary Public in and for the State of _____
My appointment expires: _____

STATUTORY WARRANTY DEED
(continued)

Dated: 9-20-24

Michael James O'Brien

Janine A. O'Brien
Janine A. O'Brien

State of _____

County of _____

This record was acknowledged before me on _____ by Michael James O'Brien.

(Signature of notary public)
Notary Public in and for the State of _____
My appointment expires: _____

State of California

County of San Diego

This record was acknowledged before me on Sept. 20, 2024 by Janine A. O'Brien.

Jan Knudsen
(Signature of notary public)
Notary Public in and for the State of CA
My appointment expires: 5-10-2028



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
Purpose: Electric transmission and/or distribution line
Recording Date: December 2, 1928
Recording No.: 189530

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 lander herein 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.
Purpose: transmission, distribution and sale of electricity
Recording Date: August 25, 2020
Recording No.: 202008250016
Affects: as described in said instrument

6. Model Home Agreement and the terms and conditions thereof

Executed by: Brickyard Park LLC and the City of Sedro-Woolley

EXHIBIT "A"**Exceptions
(continued)**

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: the land herein and other land

8. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 Brickyard Park a planned residential development Phase I:

Recording No: 202104270116

9. Covenants, conditions and restrictions 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. Declaration of Utility and Drainage Easement and the terms and conditions thereof:

Recording Date: December 22, 2021
Recording No.: 202112220066

EXHIBIT "A"

Exceptions
(continued)

11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
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 September 05, 2024

between Thomas Branley Linda Branley ("Buyer")
Buyer Buyer
and Janine A Obrien Michael J Obrien ("Seller")
Seller Seller
concerning 750 Parished 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.

Thomas M Branley 9-5-2024
Buyer Date

Linda Branley 9/5/24
Buyer Date

Janine A Obrien 9-20-24
Seller Date

Michael J Obrien 09/05/24
Seller Date