

When recorded return to:
Susan Morris and Joe Morris
751 Parkland Loop
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20242795
Nov 01 2024
Amount Paid \$9117.00
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
620057530

Escrow No.: 620057530

STATUTORY WARRANTY DEED

THE GRANTOR(S) Joanne Biederman and Fred R. Biederman, 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 Joe N Morris and Susan C Morris, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 68, BRICKYARD PARK, A 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): P135546 / 6084-000-068-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

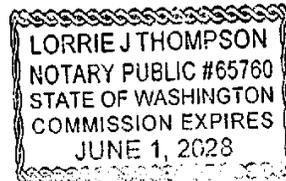
Dated: 10/30/24

Joanne Biederman
By Abigail Joanne Biederman ATTORNEY IN FACT
Joanne Biederman by Abigail Joanne Biederman, her attorney in fact
Fred R. Biederman
By Abigail Joanne Biederman ATTORNEY IN FACT
Fred R. Biederman by Abigail Joanne Biederman, his attorney in fact

State of Washington
County of Skagit

This record was acknowledged before me on October 30, 2024 by Abigale Joanne Biederman as Attorney in Facto for Joanne Biederman.

Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028



State of Washington
County of SKagit

This record was acknowledged before me on October 30, 2024 by Abigale Joanne Biederman as Attorney in Facto for Fred R. Biederman.

Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

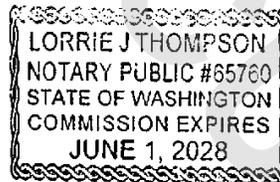


EXHIBIT "A"
Exceptions

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, 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:

Imposed by: Brickyard Park Homeowners Association

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

Recording Date: April 27, 2021
Recording No.: 202104270117

11. 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
Recording Date: October 8, 2021
Recording No.: 202110080150
Affects: Said premises
12. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
13. Assessments, if any, levied by Brickyard Park Homeowners Association.
14. Assessments, if any, levied by Sedro Woolley.
15. 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 10/9/2024
between Joe Morris Susan Morris ("Buyer")
Buyer Buyer
and Joanne Biederman Fred R Biederman ("Seller")
Seller Seller
concerning 751 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.

Authentification
Susan Morris 10/09/2024
Buyer Date

Authentification
Joanne Biederman 08/17/2024
Seller Date

Authentification
Joe Morris 10/09/2024
Buyer Date

Authentification
Fred R Biederman 08/17/2024
Seller Date