

When recorded return to:
Terry Frank and David L. Frank
639 Bucko Avenue
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20242846
Nov 07 2024
Amount Paid \$11813.70
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
620057426

Escrow No.: 620057426

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 Terry Frank and David L. Frank, a married couple

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

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

Abbreviated Legal: (Required if full legal not inserted above.)

LT 25, PLAT OF BUCKO ESTATES, PHASE 1, REC NO. 202307280154

Tax Parcel Number(s): P136882 / 6101-000-025-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 11/5/24

Buckwood, LLC

BY: [Signature]
Timothy Woodmansee
Member

State of Washington
County of Skaagit

This record was acknowledged before me on 11/5/24 by Timothy Woodmansee as Member of Buckwood, LLC.

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



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P136882 / 6101-000-025-0000

LOT 25, 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.

EXHIBIT "B"
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. 05-80:

Recording No: 8007230029
5. 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

EXHIBIT "B"Exceptions
(continued)

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

6. City of Sedro Woolley Ordinance No. 1221-95 and 1481-04 providing for facilities improvement charge for new connections to the city sewer system and the terms and conditions thereof:

Recording No.: 9502230028
 Recording No.: 200410130026

7. 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

8. Agreement and the terms and conditions thereof:

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

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

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

10. 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

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 the Plat of Bucko Estates:

EXHIBIT "B"**Exceptions
(continued)**

Recording No: 202307280154

12. 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

13. 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

14. Assessments, if any, levied by the City of Sedro Woolley.
15. City, county or local improvement district assessments, if any.

John L. Scott
REAL ESTATE

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 9-19-24
between Terry Frank Buyer David Frank Buyer ("Buyer")
and Buckwood LLC Seller Buckwood LLC Seller ("Seller")
concerning 639 Bucko Avenue Address Sedro Woolley City WA 96284 State Zip (the "Property")

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.

Terry Frank 9-19-24
Buyer Date

David Frank 9-19-24
Buyer Date

Authentic
Timothy Woodmansee 03/22/2024
Seller Date

Authentic
Sarah Bucko 03/22/2024
Seller Date