

When recorded return to:
Rhonda Roach and Kenneth Roach
640 Bucko Avenue
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20243343

Dec 19 2024

Amount Paid \$1106.15

Skagit County Treasurer

By BELEN MARTINEZ Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620057841

CHICAGO TITLE

620057841

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 Rhonda Roach and Kenneth Roach, *a married couple*

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

LOT 6, PLAT OF BUCKO ESTATES, PHASE I, RECORDED UNDER RECORDING NO. 202307280154, 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): P136863 / 6101-000-006-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 12/10/24

Buckwood, LLC

BY: [Signature]
Timothy Woodmansee
Member

"see page 3 for
notary jurat"

State of Washington
County of Skaagit

This record was acknowledged before me on 12/10/24 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



State of Washington
County of Skaat

This record was acknowledged before me on 12/19/24 by Tim Woodmansee as Co-Manager of
of TLLP, LLC manager of Buckwood., LLC.

[Handwritten Signature]

(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: 04-09-29



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

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

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

Recording Date: February 23, 1995
 Recording No.: 9502230028

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

Recording Date: October 13, 2004
 Recording No.: 200410130026

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 Short Plat No. 3406:

Recording No: 200702150075

9. Agreement and the terms and conditions thereof:

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

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

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

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
 Purpose: Electric transmission and/or distribution system
 Recording Date: February 13, 2023
 Recording No.: 202302130014
 Affects: Said premises

12. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions,

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

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, Phase I:

Recording No: 202307280154

13. 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

14. 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

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