

202504010007

04/01/2025 08:49 AM Pages: 1 of 6 Fees: \$308.50
Skagit County Auditor, WA

When recorded return to:

Gary M. Russell
805 Parkland Loop
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20250919

Apr 01 2025

Amount Paid \$9783.33
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
620057816

Escrow No.: 620057816

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brickyard Park, 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 Gary M. Russell, an unmarried person

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, BRICKYARD PARK, A PLANNED RESIDENTIAL DEVELOPMENT PHASE 2, REC NO.
202210100047

Tax Parcel Number(s): P136713 / 6097-000-025-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 3/28/25

Brickyard Park, LLC

BY: [Signature]
Timothy Woodmansee
Member

State of Washington

County of Skaagit

This record was acknowledged before me on 3/28/25 by Timothy Woodmansee as Member of Brickyard Park, 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): P136713 / 6097-000-025-0000

LOT 25, BRICKYARD PARK, A PLANNED RESIDENTIAL DEVELOPMENT PHASE 2, ACCORDING TO THE PLAT THEREOF RECORDED UNDER RECORDING NO. 202210100047, 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:	Puget Sound Power & Light Company, a corporation
Purpose:	Electric transmission and/or distribution line
Recording Date:	December 2, 1925
Recording No.:	189530
Affects:	Portion of said premises

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:	Utilities
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:	Portion of said premises and other premises

5. 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:	Transmission, distribution and sale of electricity
Recording Date:	August 25, 2020
Recording No.:	202008250016
Affects:	Portion of said premises

6. Model Home Agreement and the terms and conditions thereof:

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

Executed by: Brickyard Park LLC and the City of Sedro-Woolley
 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, a municipal corporation
 Purpose: Water, sewer, electrical, and electronic information
 Recording Date: April 9, 2021
 Recording No.: 202104090069
 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 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:

EXHIBIT "B"Exceptions
(continued)

Imposed by: Brickyard Park Homeowners Association
Recording Date: April 27, 2021
Recording No.: 202104270117

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 Plat of Brickyard Park, a Planned Residential Development Phase 2:

Recording No: 202210100047

12. Assessments, if any, levied by Brickyard Park Homeowners Association.
13. Assessments, if any, levied by Sedro Woolley.
14. City, county or local improvement district assessments, if any.