

**When recorded return to:**  
Sue S. Zoske  
604 Bucko Avenue  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20252068  
Jul 02 2025  
Amount Paid \$12036.20  
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**  
620059352

Escrow No.: 620059352

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) John Hugh Phillips and Laura Chadwick Phillips, 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 Sue S. Zoske, married as separate property

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT 13, 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.

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

Tax Parcel Number(s): P136870 / 6101-000-013-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 6/25/25

[Signature]

John Hugh Phillips  
[Signature]  
Laura Chadwick Phillips

State of Washington

County of SKAGIT

This record was acknowledged before me on June 25, 2025 by John Hugh Phillips and Laura Chadwick Phillips.

[Signature]  
(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: 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. SW 05-80:  

Recording No: 8007230039
  
5. 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

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

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

6. 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: October 22, 1987
  - Recording No.: 8710220057
  - Affects: Said premises
  
7. 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
  
8. 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
  
9. 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
  
10. Agreement and the terms and conditions thereof:
  - Recording Date: March 13, 2009
  - Recording No.: 200903130113
  
11. Development Agreement Bucko Plat and the terms and conditions thereof:
  - Recording Date: September 23, 2022
  - Recording No.: 202209230062

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

12. 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
13. 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, Phase I:
- Recording No: 202307280154
14. 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
15. 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
16. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
17. Assessments, if any, levied by Bucko Estates Homeowners Association.
18. Assessments, if any, levied by Sedro-Woolley.
19. 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 June 07, 2025

between Sue S Zoske \_\_\_\_\_ ("Buyer")

Buyer Buyer

and John Phillips \_\_\_\_\_ ("Seller")

Seller Seller

concerning 604 Bucko Avenue \_\_\_\_\_ (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.

*Sue S Zoske* 6/7/25 \_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Authenticate John Phillips 06/09/25  
Seller Date

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Authenticate Laura Phillips 06/09/25  
Seller Date