

When recorded return to:
Paul J. Woodmansee
PTW Homes, LLC
PO Box 619
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20252283
Jul 18 2025
Amount Paid \$16415.00
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

620059232

Escrow No.: 620059232

STATUTORY WARRANTY DEED

THE GRANTOR(S) Orin Pitman, an unmarried person and Heidi Longnecker, an unmarried person for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to PTW Homes, LLC, a Washington limited liability company

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 3, REVISED SKAGIT COUNTY SHORT PLAT NO. 62-77, REC NO. 7902270054; BEING PTN SE 18-35-05

Tax Parcel Number(s): P39380 / 350518-4-003-0003

Subject to:

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

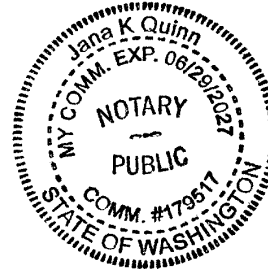
STATUTORY WARRANTY DEED

(continued)

Dated: July 11, 2025

[Signature]
Orin Pitman

[Signature]
Heidi Longnecker



State of Washington
County of Skagit

This record was acknowledged before me on 07/11/2025 by Orin Pitman.

[Signature]
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 06/29/2027

State of Washington
County of Skagit

This record was acknowledged before me on 07/11/2025 by Heidi Longnecker.

[Signature]
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 06/29/2027

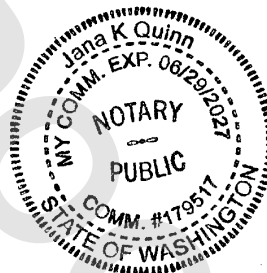


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P39380 / 350518-4-003-0003

LOT B, SKAGIT COUNTY SHORT PLAT NO. 62-77, APPROVED OCTOBER 6, 1977, RECORDED OCTOBER 6, 1977, IN VOLUME 2 OF SHORT PLATS, PAGE 139, UNDER AUDITOR'S FILE NO. 866237

EXCEPT THE WEST 10 FEET OF SAID PREMISES AS DEEDED TO THE COUNTY OF SKAGIT PER DEED RECORDED NOVEMBER 18, 1977 UNDER AUDITOR'S FILE NO. 868910, RECORDS OF SKAGIT COUNTY, WASHINGTON.

(ALSO KNOWN AS LOT 3, REVISED SKAGIT COUNTY SHORT PLAT NO. 62-77, RECORDED UNDER AUDITOR'S FILE NO. 7902270054, 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: Pacific Northwest Pipeline Corp.
Purpose: Pipeline and/or pipelines
Recording Date: September 13, 1956
Recording No.: 541491

And thereafter an assignment to El Paso Natural Gas Co., as disclosed by an instrument recorded October 17, 1969, under Recording No. 732077.

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Pacific Northwest Pipeline Corp.
Purpose: Pipeline and/or pipelines
Recording Date: September 13, 1956
Recording No.: 541492

And thereafter an assignment to El Paso Natural Gas Co., as disclosed by an instrument recorded October 17, 1969, under Recording No. 732076.

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Pacific Northwest Pipeline corp.
Purpose: Pipeline and/or pipelines
Recording Date: September 13, 1956
Recording No.: 541529

And thereafter an assignment to El Paso Natural Gas Co., as disclosed by an instrument recorded October 17, 1969, under Recording No. 732076.

4. Terms and conditions of that certain unrecorded easement, as disclosed by an instrument recorded March 27, 1970 under Recording No. 737330.

Grantee: El Paso Natural Gas Co.
Purpose: Natural gas pipeline

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 federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Skagit County Short Plat No. 62-77:

EXHIBIT "B"

Exceptions
(continued)

Recording No: 866237

6. 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 Skagit County Short Plat Number 62-77:

Recording No: 7902270054

Said short plat is missing the signatures for consent from said property owners. Also said short plat contains an erroneous legal description as it does not except out portion of property given to the County of Skagit by deed recorded November 18, 1977 under Auditor's File No. 868910, records of Skagit County, Washington.

7. Findings of Fact Entry of Order No. SPU 93-037 including the terms, covenants and provisions thereof

Recording Date: July 28, 1994
Recording No.: 9407280063

8. Findings of Fact - Entry of Order No. SPU 94 036 and the terms and conditions thereof

Recording Date: April 13, 1995
Recording No.: 9504130042

9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Northwest Pipeline Corporation
Purpose: Pipeline and/or pipelines
Recording Date: April 4, 2002
Recording No.: 200204040152

10. City of Sedro-Woolley Ordinance No. 1671-10: An ordinance establishing a utility connection fee pursuant to RCW 35.92.025 for real property benefited by a sanitary sewer main on Fruitdale Road

Recording Date: March 30, 2010
Recording No.: 201003300062

11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

EXHIBIT "B"Exceptions
(continued)

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: August 10, 2015
Recording No.: 201508100153
Affects: Portion of said premises

12. 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 Survey:

Recording No: 202101120029

13. Assessments, if any, levied by Sedro Woolley.
14. 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 May 17, 2025
between BYK Construction, Inc And/or Assigns ("Buyer")
Buyer Buyer
and Orin Pitman Heidi Longnecker ("Seller")
Seller Seller
concerning 965 Fruitdale Road 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.

Authenticat
Paul Woodmansee 05/18/2025
Buyer Date
Authenticat
Timothy Woodmansee 05/18/2025
Buyer Date

Authenticat
Orin Pitman 05/20/2025
Seller Date
Authenticat
Heidi Longnecker 05/20/2025
Seller Date