

When recorded return to:
Reid Trammell and Taylor Patti
713 N Reed Street
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20253091

Sep 19 2025

Amount Paid \$8850.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

32650 State Route 20, Ste. E 202
Oak Harbor, WA 98277

Title No.: 620059979
Escrow No.: 245473802

Chicago Title
245473802

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kyle A. Blake and Shelly A. Blake, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys and warrants to Reid Matthew Trammell and Taylor Dawn Patti, 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 7, PLAT OF BRICKYARD CREEK DIV.

Tax Parcel Number(s): P102077, 4587-000-007-0006

Subject to:

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

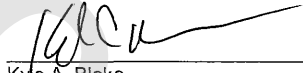
The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"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."

STATUTORY WARRANTY DEED

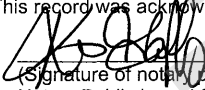
(continued)

Dated: 9-16-25

Kyle A. Blake

9/16/25

Shelly A. Blake

State of WA
County of IslandThis record was acknowledged before me on 9/16/2025 by Kyle A. Blake and Shelly A. Blake.

(Signature of notary public)

Notary Public in and for the State of WAMy commission expires: 07-28-2027

EXHIBIT "A"
Legal Description

LOT 7, PLAT OF BRICKYARD CREEK DIVISION, ACCORDING TO THE PLAT THEREOF,
RECORDED IN VOLUME 15 OF PLATS, PAGES 48 THROUGH 50, RECORDS OF SKAGIT
COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. 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 Creek Division:

Recording No: 9208280165

2. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: February 26, 1935

Recording No.: 267764, records of Skagit County, Washington

In favor of: Drainage District No. 14

For: Right-of-way for drainage

Note: Exact location and extent of easement is undisclosed of record.

Said easement was amended by an instrument recorded on May 26, 1983, under Recording No. 8305260004, records of Skagit County, Washington.

3. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: December 17, 1956

Recording No.: 545341, records of Skagit County, Washington

In favor of: Cascade Natural Gas

For: 30 foot right-of-way for pipeline construction, maintenance and operation

Note: Exact location and extent of easement is undisclosed of record.

4. Easement, including the terms and conditions thereof, reserved by instrument(s);

Recorded: October 20, 1969

Recording No.: 732135, records of Skagit County, Washington

In favor of: Elizabeth B. Christianson

For: Right-of-way for ingress and egress, also the right to take water from a water system

Note: Exact location and extent of easement is undisclosed of record.

5. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: November 16, 1982

Recording No.: 8211160024, records of Skagit County, Washington

In favor of: Cascade Natural Gas

For: Right-of-way for natural gas pipeline construction, operation and maintenance

The legal description contained in said easement is not sufficient to determine its exact location within said premises.

6. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: April 22, 1992

Recording No.: 9204220113, records of Skagit County, Washington

In favor of: Puget Sound Power and Light Company

For: Underground distribution and electric lines and appurtenances thereto

Affects: The exterior 10 feet of all property bounded by streets

7. Articles of Incorporation of North Central Division and Brickyard Creek Community;

Recorded: April 30, 1993

Recording No.: 9304300086, records of Skagit County, Washington

Executed by: LDV Partnership, et al

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 20, 1997

Recording No.: 9706200039

EXHIBIT "B"

Exceptions

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 10, 2018

Recording No.: 201810100043

8. Bylaws of North Central and Brickyard Creek Community Association Article I;

Recorded: April 30, 1993

Recording No.: 9304300085, records of Skagit County, Washington

Executed by: LDV Partnership, et al

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 20, 1997

Recording No.: 9706200039

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 10, 2018

Recording No.: 201810100043

9. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;

Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed

From: The State of Washington

Recorded: May 9, 1966

Recording No.: 682545, records of Skagit County, Washington

Executed By: Northern Pacific Railway

As Follows:

Excepting and reserving unto the Grantor, its successors and assigns, forever, all minerals of every nature whatsoever, including but not limited to uranium, coal, iron, natural gas and oil in, upon or under said land, together with the right to the use of such part of the surface as may be necessary or convenient for the purpose of exploring for (by geological, geophysical or other methods), and drilling for, producing, mining, extracting, taking, storing and transporting the same; together with the right to the use of such subsurface strata as may be necessary or convenient for the purpose of underground storage or injection of oil, gas, or other hydrocarbons, water or other substances therein, whether produced from the land or elsewhere, and also together with the right, to the use, in common with the Grantee, her heirs or assigns, of such water as may be found in, upon or produced from said premises as may be necessary or convenient for its operations, excepting water from the wells and reservoirs of the Grantee, her heirs or assigns. The Grantor, its successors and assigns, shall only be obligated to reasonably compensate the Grantee or her heirs or assigns for actual physical damage to buildings, fences or other structures upon said land, sustained as a result of the use hereof by the Grantor, its successors or assigns.

10. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;

Recorded: September 29, 1992

Recording No.: 9209290103, records of Skagit County, Washington

Executed By: LDV Partnership, North Central II Partnership, et al

11. Covenants, conditions and restrictions 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: September 29, 1992

Recording No.: 9209290105

EXHIBIT "B"

Exceptions

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 20, 1997

Recording No.: 9706200039

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 10, 2018

Recording No.: 201810100043

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 5, 2021

Recording No.: 202103050069

12. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenants or restrictions, if any, 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;

Recorded: September 6, 1966

Recording No.: 687896, records of Skagit County, Washington

Executed By: Northern Pacific Railway

13. Easement, including the terms and conditions thereof, granted by instrument;

Recorded: June 9, 1983

Recording No.: 8306090019, records of Skagit County, Washington

In favor of: Cascade Natural Gas

For: Right-of-way for natural gas pipeline construction, operation and maintenance

Note: Exact location and extent of easement is undisclosed of record.

14. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: September 29, 1992

Recording No.: 9209290105, records of Skagit County, Washington

Imposed By: North Central and Brickyard Creek Community Association

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 20, 1997

Recording No.: 9706200039

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 10, 2018

Recording No.: 201810100043

15. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.