202510030085
10/03/2025 01:49 PM Pages: 1 of 6 Fees: $308.50
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

When recorded return to:
Sean S. Krueger and Cayla A. Krueger
710 Bucko Avenue
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20253260
Oct 03 2025
Amount Paid $10907.70
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
Builder Services 620058699

Escrow No.: 620058699

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 Sean S. Krueger and Cayla A. Krueger, 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 1, PLAT OF BUCKO ESTATES, PHASE 1, REC NO. 202307280154

Tax Parcel Number(s): P136858 / 6101-000-001-0000

Subject to:

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

UNOFFICIAL DOCUMENT

STATUTORY WARRANTY DEED
(continued)

Dated: 10-2-25

Buckwood, LLC

BY: _____
Paul Woodmansee
as Co-Manager of TLLP, LLC, a washington limited liability company
Manager of said entity

State of Washington

County of Skagit

This record was acknowledged before me on 10/2/2025 by Paul Woodmansee as Member of Buckwood, LLC.

_____
(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 04-09-2029

ALLISON M SUMMERS
NOTARY PUBLIC #165052
STATE OF WASHINGTON
COMMISSION EXPIRES
APRIL 9, 2029

UNOFFICIAL DOCUMENT

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): P136858 / 6101-000-001-0000

LOT 1, PLAT OF BUCKO ESTATES, PHASE 1, RECORDED UNDER RECORDING NUMBER 202307280154, IN SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

UNOFFICIAL DOCUMENT

EXHIBIT "B"
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

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

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
   Recording Date: October 22, 1987

UNOFFICIAL DOCUMENT

EXHIBIT "B"

Exceptions
(continued)

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, encroachments, dedications, building setback lines, notes, statements, and other matters, if

UNOFFICIAL DOCUMENT

EXHIBIT "B"

Exceptions
(continued)

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. It appears that improvements are located on the Land but are not presently assessed. Supplemental taxes may appear on future tax rolls.

16. Assessments, if any, levied by Bucko Estates Homeowners Association.

17. Assessments, if any, levied by Sedro Woolley.

18. City, county or local improvement district assessments, if any.