

When recorded return to:

Jared Bringhurst and Jenna Bringhurst
1312 Cascadia Drive
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20253770

Nov 19 2025

Amount Paid \$6861.00
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

Escrow No.: 620060514

CHICAGO TITLE
620060514

STATUTORY WARRANTY DEED

THE GRANTOR(S) Richard A Bissett, Jr., a married man as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Jared Bringhurst and Jenna Bringhurst, a married couple

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

Lot 21, SAUK MOUNTAIN VIEW ESTATES NORTH – A PLANNED RESIDENTIAL
DEVELOPMENT PHASE 2, according to the plat thereof recorded January 29, 2004, under
Auditor's File No. 200401290095, records of Skagit County, Washington

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P121356 / 4829-000-021-0000

Subject to:

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

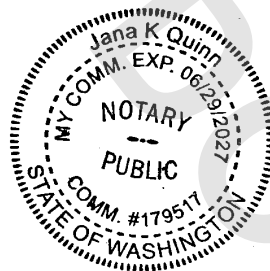
STATUTORY WARRANTY DEED
(continued)Dated: November 10, 2025R A Bissett Jr
Richard A Bissett, Jr.Stephanie French
Stephanie FrenchState of Washington
County of SkagitThis record was acknowledged before me on November 10, 2025 by Richard A Bissett, Jr.
and Stephanie French.Jana K Quinn
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 06/29/2027

EXHIBIT "A"

Exceptions

1. Exceptions and reservations as contained in instrument;
 Recorded: February 1, 1907
 Recording No.: 60673, records of Skagit County, Washington
 Executed By: The Wolverine Company
 As Follows: Reserving unto the party of the first part, its successors and assigns all mineral and mineral oils in or under any of said lands whether said mineral or mineral oils are not known, or shall hereafter be discovered; without however, any right of the party of the first part, its successors or assigns, in, to or upon the surface of any of said lands.

2. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: July 17, 1946
 Recording No.: 394047, records of Skagit County, Washington
 In favor of: United States of America
 For: Electric transmission and/or distribution line, together with necessary appurtenances
 Affects: A strip of land 125 feet in width, the boundaries of said strip lying 62.5 feet distant from, on each side of, and parallel to the survey line of the Arlington-Bellingham transmission line as now located and staked

3. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: August 7, 1963
 Recording No.: 639321, records of Skagit County, Washington
 In favor of: United States of America
 For: Electric transmission and/or distribution line, together with necessary appurtenances
 Affects: A strip of land 137.5 feet in width, the boundaries of said strip lying 62.5 feet distant Easterly from and 75 feet distant Westerly from, and parallel with said survey line for the Snohomish-Blaine No. 1 Transmission line, as said Survey line being now located and staked

4. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: September 20, 1955
 Recording No.: 525118, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Electric transmission and/or distribution line, together with necessary appurtenances
 Affects: South 20 feet of the West 165 feet

5. Easement, including the terms and conditions thereof, granted by instrument;
 Recorded: April 7, 2003
 Recording No.: 200304070119, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Underground electric system, together with necessary appurtenances
 Affects: Said premises and other property

EXHIBIT "A"Exceptions
(continued)

6. Agreement, including the terms and conditions thereof; entered into;
 By: City of Sedro Woolley
 And Between: Dukes Hill, L.L.C. a Washington limited liability company - et al
 Recorded: May 7, 2003
 Recording No.: 200305070171, records of Skagit County, Washington
 Providing: Development Agreement
 Affects: Said premises and other property
- Said instrument is a re-recording of instrument (s);
 Recorded: March 26, 2003
 Auditor's File No(s): 200303260180, records of Skagit County, Washington
- AMENDED by instrument(s):
 Recorded: May 7, 2003
 Auditor's No(s): 200305070172, records of Skagit County, Washington
7. Agreement, including the terms and conditions thereof; entered into;
 By: City of Sedro Woolley
 And Between: Dukes Hill, L.L.C. a Washington limited liability company, et al
 Recorded: January 29, 2004
 Recording No.: 200401290098, records of Skagit County, Washington
 Providing: Development Agreement regarding obligations arising from Development Approval
 Affects: Said premises and other property
- AMENDED by instrument(s):
 Recorded: February 3, 2004 and December 21, 2006
 Recording No.: 200402030144
 Recording No.: 200612210120
8. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, 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: February 3, 2004
 Recording No.: 200402030144 being a re-recording of Recording No. 200401290096, records of Skagit County, Washington
 Executed By: Dukes Hill, L.L.C.
9. Easement, including the terms and conditions thereof, granted by instrument;
 Recorded: February 2, 2004
 Recording No.: 200402020108, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Underground electric system, together with necessary appurtenances
 Affects:

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

Easement No. 1: All street, alley and road rights-of-way and access easements as now or hereafter designed, platted, and/or constructed within the above described property, (When said streets and roads are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street, alley and road rights-of-way.

10. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 SAUK MOUNTAIN VIEW ESTATES NORTH - PRD PH. 2:

Recording No: 200401290095

11. Agreement, including the terms and conditions thereof; entered into;
 By: City of Sedro Woolley
 And Between: Sauk Mountain Village LLC et al
 Recorded: June 9, 2003
 Recording No.: 200306090031, records of Skagit County, Washington
 Providing: Development Agreement
 Affects: Said premises and other property
12. Agreement, including the terms and conditions thereof; entered into;
 By: City of Sedro Woolley
 And Between: S-W Land Co., LLC et al
 Recorded: March 29, 2002
 Recording No.: 200203290183, records of Skagit County, Washington
 Providing: Annexation Agreement
 Affects: Said premises and other property
13. Easement, including the terms and conditions thereof, granted by instrument;
 Recorded: February 2, 2004
 Recording No.: 200402020108, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Underground electric system, together with necessary appurtenances
 Affects:

Easement No. 1: All Street, alley and road rights-of-way and access easements as now or hereafter designed, plated, and/or constructed within the above described property. (When said street and roads are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located

EXHIBIT "A"Exceptions
(continued)

within the above described property being parallel to and coincident with the boundaries of all private/public street, alley and road rights-of-way.

14. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
15. 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."
16. Assessments, if any, levied by Sauk Mountain View Estates Homeowners Association.
17. Assessments, if any, levied by Sedro Woolley.
18. 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 October 20, 2025
between Jared Bringhurst Jenna Bringhurst ("Buyer")
Buyer Buyer
and Richard A Bissett Jr Stephanie French ("Seller")
Seller Seller
concerning 1312 Cascadia Drive 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.

Authentisign
Jared Bringhurst 10/20/2025
Buyer Date
Authentisign
Jenna Bringhurst 10/20/2025
Buyer Date

Authentisign
[Signature] 10/21/2025
Seller Date
Authentisign
Richard A Bissett Jr 10/21/2025
Seller Date