

**When recorded return to:**  
Hugh Wade  
650 Bucko Avenue  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20260478  
Feb 20 2026  
Amount Paid \$11518.22  
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**  
620061114

Escrow No.: 620061114

**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 Hugh Wade, a married man as his separate estate

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

LOT 4, PLAT OF BUCKO ESTATES, PHASE 1, RECORDED UNDER AUDITOR'S FILE 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): P136861/6101-000-004-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 2/12/20

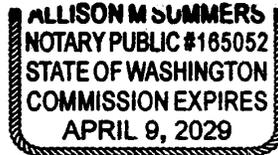
Buckwood, LLC

BY: [Signature]  
Timothy Woodmansee  
as Co-Manager of TLLP, LLC, a washington limited liability company  
Manager of said entity

State of Washington  
County of King

This record was acknowledged before me on 2/12/20 by Timothy  
Woodmansee as Member of Buckwood, LLC.

[Signature]  
(Signature of notary public)  
Notary Public in and for the State of WA  
My appointment expires: 04-09-29



**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:	Portion of said premises
  
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.  
  
NOTE: This exception does not include present ownership of the above mineral rights.
  
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:	Portion of said premises
  
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:

**EXHIBIT "A"**

Exceptions  
(continued)

Granted to: Puget Sound Power & Light Company  
 Purpose: Electric transmission and/or distribution line  
 Recording Date: October 22, 1987  
 Recording No.: 8710220057  
 Affects: Portion of 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: Portion of said premises

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

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 the Plat of Bucko Estates Phase I:

Recording No: 202307280154

Affidavit of correction recorded under Recording No. 202510210170

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

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 6, 2025  
Recording No.: 202505060067

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 28, 2025  
Recording No.: 202510280019

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. Assessments, if any, levied by City of Sedro Woolley.

16. 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 January 19th, 2026  
between Hugh Wade ("Buyer")  
Buyer  
and Buckwood LLC ("Seller")  
Seller  
concerning 650 Bucko Ave 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.

Authenticate  
Hugh Wade 01/19/26  
Buyer Date

Authenticate  
Timothy Woodmansee 12/28/2024  
Seller Date  
Authenticate  
Sarah Bucko 12/28/2024  
Seller Date