

When recorded return to:
Dillon Shoemaker and Callie Shoemaker
504 Creek Lane
Sedro Woolley, WA 98284



Skagit County Auditor \$77.00
7/21/2017 Page 1 of 5 3:36PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031428

CHICAGO TITLE
620031428

STATUTORY WARRANTY DEED

THE GRANTOR(S) Daniel W. McJraith, a married man, as his separate estate; and Tessa McJraith, his spouse

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Dillon Shoemaker and Callie Shoemaker, husband and wife

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

Lot 34, 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;

TOGETHER WITH that portion of Lot 22, 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, described as follows:

Beginning at the Northeast corner of Lot 22 of said plat;
Thence South 27°36'59" West along the East line of Lot 22 a distance of 9.00 feet;
Thence North 86°24'18" West a distance of 123.07 feet to the North line of Lot 22 at the Southwest corner of Lot 34;
Thence North 89°53'04" East along the North line of Lot 22 a distance of 127.00 feet to the Northeast corner of Lot 22 and the point of beginning.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P102107/4587-000-034-0003

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20173361
JUL 21 2017

Amount Paid \$ 15523.00
Skagit Co. Treasurer
By M6 Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 18, 2017



Daniel W McIlraith

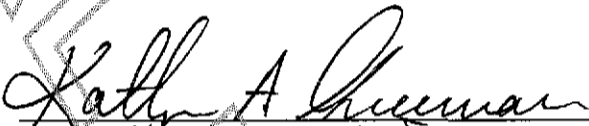


Tessa McIlraith

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Daniel W. McIlraith and Tessa McIlraith
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: July 17, 2018



Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Shobomish CO
My appointment expires: 9-01-2018

KATHERYN A. FREEMAN
STATE OF WASHINGTON
NOTARY -- PUBLIC
My Commission Expires 9-01-2018

EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 PLAT OF BRICKYARD CREEK DIVISION

Recording No: 9208280165

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: February 26, 1935
Auditor's No(s): 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 Auditor's File No. 8305260004, records of Skagit County, Washington.

3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: December 17, 1956
Auditor's No(s): 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
Auditor's No(s): 732135, records of Skagit County, Washington
In favor of: Elizabeth B. Christianson
For: Right-of-way for ingress and egress, also the right to taker 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
Auditor's No(s): 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
Auditor's No(s): 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
Auditor's No.: 9304300086, records of Skagit County, Washington
Executed by: LDV Partnership, et al

Amended by instrument(s):

Recorded: June 20, 1997
Auditor's No(s): 9706200039, records of Skagit County, Washington

EXHIBIT "A"

Exceptions (continued)

8. Bylaws of North Central and Brickyard Creek Community Association Article I;
Recorded: April 30, 1993
Auditor's No.: 9304300085, records of Skagit County, Washington
Executed by: LDV Partnership, et al

Amended by instrument(s):

- Recorded: June 20, 1997
Auditor's No(s): 9706200039, records of Skagit County, Washington

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
Auditor's 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
Auditor's No(s): 9209290103, records of Skagit County, Washington
Executed By: LDV Partnership, North Central II Partnership, et al

11. Covenants, conditions, and restrictions contained in declaration of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: September 29, 1992
Auditor's No.: 9209290105, records of Skagit County, Washington
Executed By: LDV Partnership, Daniel R. Madlung

Amended by instrument(s):

- Recorded: June 20, 1997
Auditor's No(s): 9706200039, records of Skagit County, Washington

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

EXHIBIT "A"

Exceptions (continued)

- Auditor's No(s): 687896, records of Skagit County, Washington
Executed By: Northern Pacific Railway
13. 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
Auditor's No(s): 9209290105, records of Skagit County, Washington
Imposed By: North Central and Brickyard Creek Community Association

Amended by instrument(s):
Recorded: June 20, 1997
Auditor's No(s): 9706200039, records of Skagit County, Washington
14. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: June 9, 1983
Auditor's 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.
15. Covenants, conditions, and restrictions contained in instrument, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: May 4, 1994
Auditor's No.: 9405040095, records of Skagit County, Washington
Executed By: Grandy Construction
As Follows: The land described herein does not constitute a legal lot for building purposes and may only be conveyed with the property to which it is being aggregated in the absence of an approved subdivision.
Affects: Portion in Lot 22
16. City, county or local improvement district assessments, if any.
17. Assessments, if any, levied by City of Sedro-Woolley.
18. Dues, charges, and assessments, if any, levied by North Central and Brickyard Creek Community Association.