



201907110038

07/11/2019 11:50 AM Pages: 1 of 4 Fees: \$104.50
Skagit County Auditor

When recorded return to:
Kristina A. Stevens and Gregory E. Stevens
415 Rohrer Loop
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620037844

CHICAGO TITLE
620037844

STATUTORY WARRANTY DEED

THE GRANTOR(S) George Jensen, III, an unmarried person
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Kristina A. Stevens and Gregory E. Stevens, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 13, PLAT OF BRICKYARD MEADOWS – DIV. I, according to the plat thereof, recorded July
15, 2002 under Auditor's File No. 200207150172, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P119296 / 4796-000-013-0000

Subject to:

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

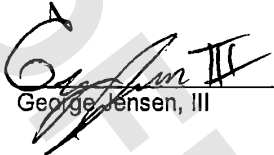
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20192865
JUL 11 2019

Amount Paid \$ 5699.22
Skagit Co. Treasurer
By *HB* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 2, 2019




George Jensen, III

State of Washington
County of Clark

I certify that I know or have satisfactory evidence that
George Jensen, III
_____ 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: 7.3.2019



Name: Blake Loken
Notary Public in and for the State of: WA
Residing at: Clark County
My appointment expires: October 09, 2019

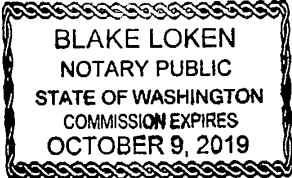


EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: October 9, 2001
 Auditor's No(s): 200110090060, 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:
- Easement No. 1: All streets and road rights of way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road 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 and road rights of way.
- Easement No. 3: All areas located within a 10 (ten) feet perimeter of the exterior surface of all ground mounted vaults and transformers.
- Easement No. 4: No vehicular access, parking or driven surfaces shall be located within a 5 (five) foot perimeter of all of grantees ground mounted or semi-buried vaults, pedestals, transformers and/or hand holes
2. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: October 16, 2001
 Auditor's No(s): 200110160053, records of Skagit County, Washington
 In favor of: Puget Sound Energy, Inc.
 For: Electric transmission and/or distribution line, together with necessary appurtenances
3. 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 MEADOWS DIV. 1:
 Recording No: 200207150172
4. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: August 7, 1997
 Auditor's No(s): 9708070031, records of Skagit County, Washington
 In favor of: City of Sedro Woolley
 For: Utilities

EXHIBIT "A"Exceptions
(continued)

5. 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: July 15, 2002

Auditor's No(s): 200207150173, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: December 28, 2004

Auditor's No(s): 200412280122, records of Skagit County, Washington

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

Recorded: July 15, 2002

Auditor's No(s): 200207150173, records of Skagit County, Washington

7. 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."

8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by City of Sedro-Woolley.
10. Assessments, if any, levied by Brickyard Meadows Homeowners Association.