

When recorded return to:
Branson James Gahan
504 Creek Lane
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.: 620042826

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3128

Aug 14 2020

Amount Paid \$6213.00
Skagit County Treasurer
By Bridget Ibarra Deputy

CHICAGO TITLE
620042826
STATUTORY WARRANTY DEED

THE GRANTOR(S) Dillon Shoemaker and Callie Shoemaker, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Branson James Gahan, an unmarried person and Jenna Lee Perry, an unmarried person

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.)

Lot(s): 34 and ptn 22 BRICKYARD CREEK DIVISION

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

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 8, 2020

Dillon Shoemaker
Dillon Shoemaker

Callie Shoemaker
Callie Shoemaker

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Dillon Shoemaker and Callie Shoemaker are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 11, 2020
Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of wa
Residing at: Arlington
My appointment expires: 10/27/2022

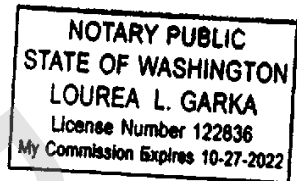


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P102107/4587-000-034-0003

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.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
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);

Recording Date: February 26, 1935
Recording No.: 267764
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 recording number 8305260004.

3. Easement, including the terms and conditions thereof, granted by instrument(s);

Recording Date: December 17, 1956
Recording No.: 545341
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);

Recording Date: October 20, 1969
Recording No.: 732135
In favor of: Elizabeth B. Christianson
For: Right-of-way

Note: Exact location and extent of easement is undisclosed of record.

5. Easement, including the terms and conditions thereof, granted by instrument(s);

Recording Date: November 16, 1982
Recording No.: 8211160024
In favor of: Cascade Natural Gas

EXHIBIT "B"

Exceptions
(continued)

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);

Recording Date: April 22, 1992
Recording No.: 9204220113
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;

Recording Date: April 30, 1993
Recording No.: 9304300086
Executed by: LDV Partnership, et al

Amended by instrument(s):

Recording Date: June 20, 1997
Recording No.: 9706200039

8. Bylaws of North Central and Brickyard Creek Community Association Article I;

Recording Date: April 30, 1993
Recording No.: 9304300085
Executed by: LDV Partnership, et al

Amended by instrument(s):

Recording Date: June 20, 1997
Recording No.: 9706200039

9. 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: May 9, 1966
Recording No.: 682545

EXHIBIT "B"Exceptions
(continued)

10. 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: September 29, 1992
Recording No.: 9209290103

11. 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: September 29, 1992
Recording No.: 9209290105

Modification(s) of said covenants, conditions and restrictions:

Recording No.: 9706200039
Recording No.: 201810100043

12. Liens and charges as set forth in the above mentioned declaration,

Payable to: North Central and Brickyard Creek Community Association

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: September 6, 1966
Recording No.: 687896

14. Easement, including the terms and conditions thereof, granted by instrument;

Recording Date: June 9, 1983
Recording No.: 8306090019
In favor of: Cascade Natural Gas
For: Right-of-way for natural gas pipeline construction, operation and maintenance

EXHIBIT "B"Exceptions
(continued)

Note: Exact location and extent of easement is undisclosed of record.

15. 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: May 4, 1994
Recording No.: 9405040095

16. 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."

17. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
18. City, county or local improvement district assessments, if any.
19. Assessments, if any, levied by City of Sedro-Woolley.
20. Dues, charges, and assessments, if any, levied by North Central and Brickyard Creek Community Association.