

When recorded return to:
Raquel N Ayon and Severiano Ayon Ayon
421 Klinger Street
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-4172
Oct 12 2020
Amount Paid \$5445.00
Skagit County Treasurer
By Heather Beauvais Deputy

Escrow No.: 620044588 **CHICAGO TITLE**

STATUTORY WARRANTY DEED

THE GRANTOR(S) Keith Egbert, a single person and Courtney Melton, a single person, also appearing of record as Courtney Egbert, as tenants in common

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Raquel N Ayon and Severiano Ayon Ayon, a married couple

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.)

LT 29, BRICKYARD MEADOWS, DIV I

Tax Parcel Number(s): P119312 / 4796-000-029-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: October 6, 2020

Keith Egbert
Keith Egbert

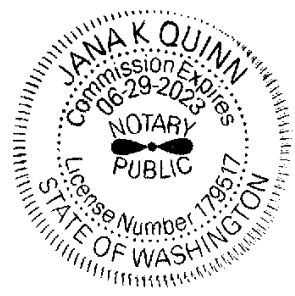
Courtney Melton

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Keith Egbert
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: October 07, 2020

Janak Quinn
Name: Janak Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/19/2023



STATUTORY WARRANTY DEED
(continued)

Dated: October 6, 2020

Keith Egbert
[Signature]
Courtney Melton

State of Washington
County of Okanogan

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

Dated: 10/7/2020

[Signature]
Name: Kelly A. Townsend
Notary Public in and for the State of Washington
Residing at: Chambers
My appointment expires: 7-21-23

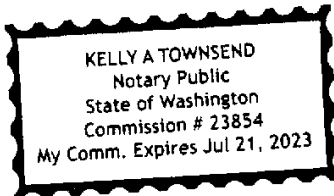


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P119312 / 4796-000-029-0000

Lot 29, 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.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recording Date: October 9, 2001
Recording No.: 200110090060
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recording Date: October 16, 2001
Recording No.: 200110160053
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line

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);
Recording Date.: August 7, 1997
Recording No.: 9708070031
In favor of: City of Sedro Woolley
For: Utilities

5. 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 15, 2002
Recording No.: 200207150173

AMENDED by instrument(s):
Recording Date: December 28, 2004
Recording No.: 200412280122

EXHIBIT "B"Exceptions
(continued)

6. Liens and charges as set forth in the above mentioned declaration,
Payable to: Brickyard Meadows Homeowners Association
7. With respect to Paragraph F of the General Exceptions, Certificate of City of Sedro-Woolley Ordinance Numbers 1221-95 and 1501-5, providing for a facilities improvement charge for new connections to the city sewer system:
Recording No.: 9502230028
Recording No.: 200504040073
8. 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."
9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
10. City, county or local improvement district assessments, if any.
11. Assessments, if any, levied by the City of Sedro-Woolley.
12. Assessments, if any, levied by Brickyard Meadows Homeowners Association.