

When recorded return to:
Marjorie M. Petersen
502 Creek Lane
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4433

Oct 23 2020

Amount Paid \$7421.00

Skagit County Treasurer

By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620044909

Escrow No.: 620044909

STATUTORY WARRANTY DEED

THE GRANTOR(S) Thomas W. Wright and Mary J. Wright , 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 Marjorie M. Petersen, an unmarried woman

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

LOT 35, PLAT OF BRICKYARD CREEK DIVISION, ACCODING TO THE PLAT THEREOF
RECORDED IN VOLUME 15 OF PLATS PAGES 48 THROUGH 50 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): P102122 / 4587-000-035-0004

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: October 20, 2020

Thomas W. Wright
Thomas W. Wright
Mary J. Wright
Mary J. Wright

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Thomas W. Wright and Mary J. Wright 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: October 21, 2020
Janak Quinn
Name: Janak Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2023

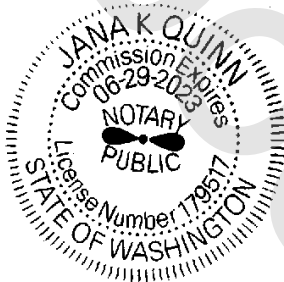


EXHIBIT "A"
Exceptions

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

EXHIBIT "A"

Exceptions
(continued)

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

Modification(s) of said covenants, conditions and restrictions

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

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 10, 2018
Recording No.: 201810100043

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

Modification(s) of said covenants, conditions and restrictions

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

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 10, 2018
Recording No.: 201810100043

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

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

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

Modification(s) of said covenants, conditions and restrictions

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

Modification(s) of said covenants, conditions and restrictions

EXHIBIT "A"

Exceptions
(continued)

Recording Date: October 10, 2018
Recording No.: 201810100043

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
Auditor's No(s): 687896, records of Skagit County, Washington
Executed By: Northern Pacific Railway

13. 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.

14. 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

Modification(s) of said covenants, conditions and restrictions

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

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 10, 2018
Recording No.: 201810100043

15. 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

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

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."

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