

When recorded return to:
Phillip Levine and Wanda Levine
705 Brickyard Boulevard
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-4277
Sep 16 2021
Amount Paid \$11120.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE CO.
620048248

Escrow No.: 620048248

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gregory T. Martin and Margaret J. Martin, 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 Phillip Levine and Wanda Levine, 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. 50, PLAT OF BRICKYARD CREEK DIVISION AND PTN S 1/4 NE 1/4 SE 1/4 13-35-4

Tax Parcel Number(s): P102138 / 4587-000-050-0009, P113915 / 350413-4-002-0800

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: September 8, 2021

Gregory T. Martin
Gregory T. Martin
Margaret J. Martin
Margaret J. Martin

State of Washington
Skagit County of Skagit

I certify that I know or have satisfactory evidence that Gregory T. Martin & Margaret J. Martin 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/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9/13/2021

Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Marysville, WA
My appointment expires: 10/1/2023

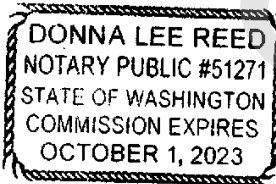


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P102138 / 4587-000-050-0009 and P113915 / 350413-4-002-0800

LOT 50, "PLAT OF BRICKYARD CREEK DIVISION", AS PER PLAT RECORDED IN VOLUME 15 OF PLATS, PAGES 48, 49 AND 50, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF THE SOUTH 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 4 EAST, W. M., LYING NORTHWESTERLY OF THE CENTERLINE OF A DRAINAGE DITCH RIGHT OF WAY AS CONVEYED TO DRAINAGE DISTRICT NO. 14, BY INSTRUMENT RECORDED FEBRUARY 26, 1935, IN VOLUME 166 OF DEEDS, PAGE 584, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Recording Date: February 26, 1935
Recording No.: Volume 166, page 584

2. 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

3. 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
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.

4. 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

5. Right of Way Contract and the terms and conditions thereof:
Recording Date: October 27, 1982
Recording No.: 8210270042

6. Covenants, conditions and restrictions 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,

EXHIBIT "B"

Exceptions
(continued)

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

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Wallace L. Parker and Delores E. Parker, husband and wife
Recording Date: September 18, 1988
Recording No.: 9809180088
Affects: Said Premises

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

9. 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

Modification(s) of said covenants, conditions and restrictions

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

10. Covenants, conditions and restrictions 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 Date: October 10, 2018
Recording No.: 201810100043

EXHIBIT "B"
Exceptions
(continued)

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 5, 2021
Recording No.: 202103050069

11. 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."
12. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
13. Assessments, if any, levied by Sedro Woolley.
14. Assessments, if any, levied by North Central and Brickyard Creek Community Association.