

TN53714

Pages: 1 of 7 Fees: \$209.50  
Skagit County Auditor, WA

202203310164

03/31/2022 12:49 PM Pages: 1 of 7 Fees: \$209.50  
Skagit County Auditor, WA

When recorded return to:  
Dawson Snyder  
508 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.: 620050708

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20221289

Mar 31 2022

Amount Paid \$8183.00  
Skagit County Treasurer  
By Lena Thompson Deputy

**CHICAGO TITLE**

020050708

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael C. Moore as Trustee of the Michael C. Moore Gift Trust Dated April 6 2011, an undivided Fifty Percent (50%) interest and Michael C. Moore as trustee of the Charles J. Moore Gift Trust, Dated April 6, 2011, an undivided Fifty Percent (50%) interest

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration, as part of an IRS 1031 Tax Deferred Exchange in hand paid, conveys, and warrants to Dawson Snyder, an unmarried person

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

LOT 32, 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.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P102105 / 4587-000-032-0001

Subject to:

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

STATUTORY WARRANTY DEED  
(continued)

Dated: **March 28, 2022**

Michael C. Moore as Trustee of the Michael C. Moore Gift Trust Dated April 6 2011, an undivided Fifty Percent (50%) Interest

BY: *Michael C. Moore*  
Michael C. Moore  
Trustee

Michael C. Moore as trustee of the Charles J. Moore Gift Trust, Dated April 6, 2011, an undivided Fifty Percent (50%) interest

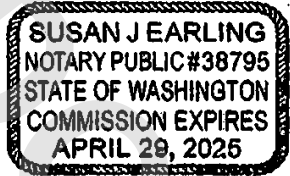
BY: *Michael C. Moore*  
Michael C Moore  
Trustee

State of WASHINGTON  
County of SNOHOMISH

This record was acknowledged before me on 3-28-2022 by Michael C. Moore \_\_\_\_\_  
as TRUSTEE of MICHAEL C. MOORE GIFT TRUST

*Susan J Earling*  
(Signature of notary/public)

Notary Public in and for the State of WA  
Residing at: EDMONDS  
My commission expires: 4-29-2025

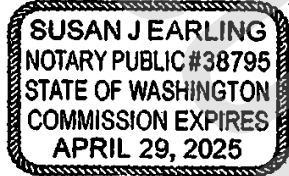


State of WASHINGTON  
County of SNOHOMISH

This record was acknowledged before me on 3-28-2022 by Michael C. Moore \_\_\_\_\_  
as TRUSTEE of CHARLES J MOORE GIFT TRUST

*Susan J Earling*  
(Signature of notary/public)

Notary Public in and for the State of WA  
Residing at: EDMONDS  
My commission expires: 4-29-2025



**EXHIBIT "A"**  
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, 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 the Plat of Brickyard Creek Division:

Recording No: 9208280165

2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Drainage District No. 14  
Purpose: Right-of-way for drainage  
Recording Date: February 26, 1935  
Recording No.: 267764  
Affects: Portion of said premises

Said easement was amended by an instrument recorded on May 26, 1983, under Recording No. 8305260004, records of Skagit County, Washington

3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Cascade Natural Gas  
Purpose: 30 foot right-of-way for pipeline construction, maintenance and operation  
Recording Date: December 17, 1956  
Recording No.: 545341  
Affects: Portion of said premises

4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Elizabeth B. Christianson  
Purpose: Right-of-way for ingress and egress, also the right to take water from a water system  
Recording Date: October 20, 1969  
Recording No.: 732135  
Affects: Portion of said premises

5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Cascade Natural Gas  
Purpose: Right-of-way for natural gas pipeline construction, operation and

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

## maintenance

Recording Date: November 16, 1982  
Recording No.: 8211160024  
Affects: Portion of said premises

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Power & Light Company  
Purpose: Underground distribution and electric lines and appurtenances thereto  
Recording Date: April 22, 1992  
Recording No.: 9204220113  
Affects: Portion of said premises

7. Articles of Incorporation of North Central Division and Brickyard Creek Community;

Recording Date: April 30, 1993  
Recording No.: 9304300086

Amended by instrument recorded under Recording No. 9706200039

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

Recording Date: April 30, 1993  
Recording No.: 9304300085

Amended by instrument recorded under Recording No. 9706200039

9. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington  
Recording No.: 682545

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

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

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

Amended by instrument recording no. 9706200039

12. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: North Central and Brickyard Creek Community Association  
Recording Date: September 29, 1992  
Recording No.: 9209290105

13. 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 6, 1966  
Recording No.: 687896

14. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

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

15. Certificate of City of Sedro-Woolley Ordinance no. 1221-95 and 1501-5, providing for a facilities improvement charge for new connections to the city of sewer system

Recording No.: 9502230028  
Recording No.: 200504040073

**EXHIBIT "A"**

Exceptions  
(continued)

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 Sedro Woolley.

**John L. Scott**  
REAL ESTATE

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 03/05/22  
between Dawson Snyder ("Buyer")  
Buyer Michael C Moore as trustee of Michael C Moore as trustee of ("Seller")  
Seller  
concerning 508 Creek Ln Sedro Woolley WA 98284 (the "Property")  
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authenticate  
Dawson Snyder 03/05/22  
Buyer Date

[Signature] 02/22/2022  
Seller Date

X [Signature] 3/28/2022  
X [Signature] 3/28/2022