

When recorded return to:
Jeremy Young and Andrea Young
726 Brick 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.: 620052323

CHICAGO TITLE
1020052323

STATUTORY WARRANTY DEED

THE GRANTOR(S) Donald M. Percy, a married person as a separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Jeremy Young and Andrea Young, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 17, "PLAT OF BRICKYARD CREEK DIVISION", AS PER PLAT 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): P102089 / 4587-000-017-0006

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20223352

Aug 15 2022

Amount Paid \$7203.40
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: August 9, 2022

Donald M. Percy
Donald M. Percy

State of Washington
County of Skaagit

This record was acknowledged before me on 8-12-2022 by Donald M. Percy.

Jennifer Brazil
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 7-25-2024

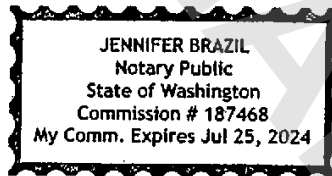


EXHIBIT "A"

Exceptions

1. Reservations and exceptions contained in the deed

Grantor: Northern Pacific Railroad Company
 Recording No.: 682545

Reserving and excepting from said Lands so much or such portions thereof as are or may be mineral lands or contain coal or iron, and also the use and the right and title to the use of such surface ground as may be necessary for ground operations and the right of access to such reserved and excepted mineral lands, including lands containing coal or iron, for the purpose of exploring, developing and working the land.

The Company makes no representations about the present ownership of these reserved and excepted interests.

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
 Affects: Portion of said premises

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
 Affects: Portion of said premises

4. 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

5. 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 take water from a

EXHIBIT "A"

Exceptions
(continued)

- water system
Affects: Portion of said premises
6. 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
Affects: Portion of said premises
7. 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
Affects: Portion of said premises
8. 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
9. 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 the Plat of Brockyard Creek Division:
Recording No: 9208280165
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.: 9209290103

EXHIBIT "A"Exceptions
(continued)

11. 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

12. Articles of Incorporation of North Central Division and Brickyard Creek Community:

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

13. Bylaws of North Central and Brickyard Creek Community Association Article I:

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

14. 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

15. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
16. Assessments, if any, levied by Sedro Woolley.
17. City, county or local improvement district assessments, if any.