

When recorded return to:
Derrek Spring and Carrie Spring
697 Brickyard Boulevard
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.: 620052576

CHICAGO TITLE

620052576

STATUTORY WARRANTY DEED

THE GRANTOR(S) Dale C. Wardell and Susie M. Wardell, 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 Derrek Spring and Carrie Spring, a married couple

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

LOT 54, PLAT OF BRICKYARD CREEK DIVISION, AS PER PLAT RECORDED IN VOLUME 15 OF PLATS AT PAGES 48 TO 50, INCLUSIVE, IN THE RECORDS OF SKAGIT COUNTY, STATE OF WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P102142 / 4587-000-054-0003

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224379

Oct 27 2022

Amount Paid \$8895.00
Skagit County Treasurer
By Lena Thompson Deputy

Statutory Warranty Deed (LPB 10-05)
WA0000816.doc / Updated: 03.07.22

ST-FNRV-02150.620019-620052576

STATUTORY WARRANTY DEED
(continued)

Dated: October 12, 2022

Dale C. Wardell

Dale C. Wardell

Susie M. Wardell

Susie M. Wardell

State of Washington

County of Skagit

This record was acknowledged before me on 10/18/2022 by Dale C. Wardell and Susie M. Wardell.

Alysia Hudson

(Signature of notary public)

Notary Public in and for the State of Washington

My appointment expires: 03/01/2024

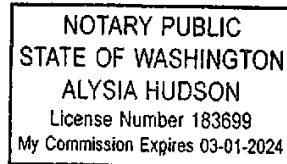


EXHIBIT "A"
Exceptions

1. 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

Recording Date: May 9, 1966
Grantor: Northern Pacific Railway
Recording No.: 682545

Note: No determination has been made regarding the current ownership of said reserved rights.

2. 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

3. 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 under Recording No. 8305260004, records of Skagit County, Washington.

4. 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

EXHIBIT "A"Exceptions
(continued)

5. 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
 Affect: 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: Cascade Natural Gas
 Purpose: Right-of-way for natural gas pipeline construction, operation and maintenance
 Recording Date: November 16, 1982
 Recording No.: 8211160024
 Affects: Portion of said premises
7. 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
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Power & Light Company
 Purpose: Right to enter said premises to operate, maintain, and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines
 Recording Date: April 22, 1992
 Recording No.: 9204220113
 Affects: Portion of said premises
9. 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

EXHIBIT "A"Exceptions
(continued)

law, as set forth on the Plat of Brickyard Creek Division:

Recording No: 9208280165

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

Recorded: April 30, 1993
Recording No.: 9304300085, records of Skagit County, Washington
Executed by: LDV Partnership, et al

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

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

12. 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

13. 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

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

EXHIBIT "A"

Exceptions
(continued)

thereof; Indian treaty or aboriginal rights.

16. City, county or local improvement district assessments, if any.
17. Assessments, if any, levied by City of Sedro Woolley.
18. Dues, charges, and assessments, if any, levied by North Central and Brickyard Creek Community Association.

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

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 09/13/22

between Derrek Spring Buyer Carrie Spring Buyer ("Buyer")

and Dale C Wardell Seller Susie M Wardell Seller ("Seller")

concerning 697 Brickyard Blvd 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
Derrek Spring 09/13/22
Buyer Date

Dale C. Wardell 8-19-22
Seller Date

Authenticate
Carrie Spring 09/13/22
Buyer Date

Susie M. Wardell 8-19-22
Seller Date