

When recorded return to:
Frank C. Noles and Kathryn R. Noles
614 Cedar Tree Drive
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20241057
Jun 21 2024
Amount Paid \$8707.60
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
620056398

Escrow No.: 620056398

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gail Bernice Hughes, an unmarried person
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Frank C. Noles and Kathryn R. Noles, 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 18, NORTH CENTRAL DIVISION

Tax Parcel Number(s): P102037 / 4586-000-018-0007

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 06.18.2024

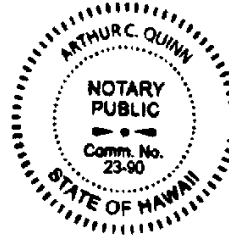
Gail Bernice Hughes
Gail Bernice Hughes

State of Hawaii

County of Keau

This record was acknowledged before me on 06/18/2024 by Gail Bernice Hughes.

Arthur C. Quinn
(Signature of notary public) Arthur C. Quinn
Notary Public in and for the State of Hawaii
My appointment expires: 02/17/2027



Doc. Date: <u>06/18/2024</u>	#Pages: <u>7</u>
Notary Name: <u>Arthur C. Quinn 5th Circuit</u>	
Doc. Description: <u>Statutory Warranty Deed</u>	
<u>Arthur C. Quinn</u>	<u>06/18/2024</u>
Notary Signature	Date

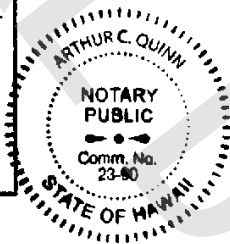


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P102037 / 4586-000-018-0007

LOT 18, NORTH CENTRAL DIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 15 OF PLATS, PAGE(S) 46 AND 47, 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 set forth in a document:
In favor of: Drainage District No. 14
Purpose: Drainage ditch
Recording Date: February 26, 1935
Recording No.: 267764
Affects: The exact location and extent of easement is undisclosed of record

2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
In favor of: Cascade Natural Gas Corporation
Purpose: 30 foot right-of-way for pipeline or pipelines for transportation of oil, gas, and products thereof
Recording Date: December 17, 1956
Recording No.: 545341
Affects: The exact location and extent of said easement is not disclosed of record

3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: Right-of-way across existing road and water pipeline
Recording Date: October 20, 1969
Recording No.: 732135
Affects: The exact location and extent of said easement is not disclosed of record

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 Corporation
Purpose: 30 foot right-of-way for pipeline or pipelines for transportation of oil, gas, or products thereof
Recording Date: November 16, 1982
Recording No.: 8211160024
Affects: Portion of said premises

Said instrument is a re-recording of Recording No. 8211090036 and amends and supplements the easement granted to Cascade Natural Gas Corporation under Recording No. 545341.

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 Corporation
Purpose: 60 foot right-of-way for pipeline or pipelines for transportation of oil, gas, or products thereof

EXHIBIT "B"

Exceptions
(continued)

Recording Date: June 9, 1983
Recording No.: 8306090019
Affects: Portion of said premises

Said easement corrects and replaces the right-of-way recorded under Recording No. 8211090034 and Recording No. 8211160025

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 Corporation
Purpose: Right-of-way for pipeline or pipelines for transportation of oil, gas, or products thereof
Recording Date: March 25, 1992
Recording No.: 9203250071
Affects: Portion of said premises

Said easement supersedes and replaces easement granted under Recording No. 9203050076.

7. 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, a Washington corporation
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: April 22, 1992
Recording No.: 9204220112
Affects: Portion of said premises

8. 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 North Central Division:

Recording No: 9208280164

9. 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

EXHIBIT "B"
Exceptions
(continued)

Recording Date: September 29, 1992
Recording No.: 9209290104
Recording No.: 9209290105

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

Modification(s) of said covenants, conditions and restrictions

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

10. Bylaws of the North Central and Brickyard Creek Community Association and the terms and conditions thereof:

Recording Date: April 30, 1993
Recording No.: 9304300085
11. Articles of Incorporation of North Central Division and Brickyard Creek Community and the terms and conditions thereof:

Recording Date: April 30, 1993
Recording No.: 9304300086
12. Skagit County Right-to-Manage Natural Resource Lands Disclosure

Recording Date: December 19, 2014
Recording No.: 201412190033
13. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
14. Assessments, if any, levied by Sedro Woolley.
15. Assessments, if any, levied by North Central and Brickyard Creek Community Association..
16. City, county or local improvement district assessments, if any.

EXHIBIT "B"
Exceptions
(continued)

17. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year:	2024
Tax Account Number:	P102037 / 4586-000-018-0007
Levy Code:	0935
Assessed Value-Land:	\$173,300.00
Assessed Value-Improvements:	\$307,100.00
General and Special Taxes:	Billed:\$4,462.41
	Paid: \$2,231.22
	Unpaid:\$2,231.19

18. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.