

When recorded return to:
Jeffrey Alan Jech
801 Dana Dr
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.: 620056953

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20241985

Aug 30 2024

Amount Paid \$8850.00

Skagit County Treasurer

By BELEN MARTINEZ Deputy

CHICAGO TITLE CO.

LE20056953

STATUTORY WARRANTY DEED

THE GRANTOR(S) Branson James Gahan and Jenna Lee Gahan, who acquired title as Jenna Lee Perry, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Jeffrey Alan Jech, an unmarried person and Rosella C Jech, an unmarried person, as joint tenants with right of survivorship

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 34 & PTN LT 22, PLAT OF BRICKYARD CREEK DIVISION

Tax Parcel Number(s): P102107 / 4587-000-034-0003

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 08/28/24

Branson James Gahan
Branson James Gahan

Jenna Lee Gahan
Jenna Lee Gahan

State of WASHINGTON

County of SKAGIT

This record was acknowledged before me on August 28, 2024 by Branson James Gahan and Jenna Lee Gahan, who acquired title as Jenna Lee Perry.

Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

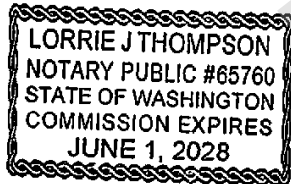


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P102107 / 4587-000-034-0003

LOT 34, PLAT OF BRICKYARD CREEK DIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGE(S) 48 THROUGH 50, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH THAT PORTION OF LOT 22, PLAT OF BRICKYARD CREEK DIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGE(S) 48 THROUGH 50, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 22 OF SAID PLAT;
THENCE SOUTH 27°36'59" WEST ALONG THE EAST LINE OF LOT 22 A DISTANCE OF 9.00 FEET;
THENCE NORTH 86°24'18" WEST A DISTANCE OF 123.07 FEET TO THE NORTH LINE OF LOT 22 AT THE SOUTHWEST CORNER OF LOT 34;
THENCE NORTH 89°53'04" EAST ALONG THE NORTH LINE OF LOT 22 A DISTANCE OF 127.00 FEET TO THE NORTHEAST CORNER OF LOT 22 AND THE POINT OF BEGINNING.

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: Right-of-way for drainage
Recording Date: February 26, 1935
Recording No.: 267764
Affects: Note: Exact location and extent of easement is undisclosed of record.

Said easement was amended by an instrument recorded on May 26, 1983, under recording number 8305260004.
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
Purpose: 30 foot right-of-way for pipeline construction, maintenance and operation
Recording Date: December 17, 1956
Recording No.: 545341
Affects: Exact location and extent of easement is undisclosed of record
3. 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: May 9, 1966
Recording No.: 682545
4. 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 6, 1966
Recording No.: 687896
5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Elizabeth B. Christanson
Purpose: Right-of-way

EXHIBIT "B"**Exceptions
(continued)**

Recording Date: October 20, 1969
 Recording No.: 732135
 Affects: Exact location and extent of easement is undisclosed of record

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: The legal description contained in said easement is not sufficient to determine its exact location within 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: Exact location and extent of easement is undisclosed of record

8. 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: The exterior 10 feet of all property bounded by streets

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

Recording No: 9208280165

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,

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

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

Modification(s) of said covenants, conditions and restrictions:

Recording No.: 9706200039
Recording No.: 201810100043
Recording No.: 202103050069

12. Bylaws of North Central and Brickyard Creek Community Association Article I and the terms and conditions thereof;

Recording Date: April 30, 1993
Recording No.: 9304300085
Executed by: LDV Partnership, et al

Amended by instrument(s):

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

13. 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
Executed by: LDV Partnership, et al

Amended by instrument(s):

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

EXHIBIT "B"Exceptions
(continued)

14. 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: May 4, 1994
Recording No.: 9405040095

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. Dues, charges, and assessments, if any, levied by North Central and Brickyard Creek Community Association.
18. City, county or local improvement district assessments, if any.

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 7/29/2024
between Jeffrey Alan Jech Rosalia C Jech ("Buyer")
Buyer Buyer
and Brazson J Gaban Jenna L Gaban ("Seller")
Seller Seller
concerning 584 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.

Jeffrey Alan Jech 7/29/2024 X Jenna L Gaban 7/23/24
Buyer Date Seller Date
Rosalia C Jech 7/29/2024 X Rosalia C Jech 7/23/24
Buyer Date Seller Date