202604240114
04/24/2026 03:03 PM Pages: 1 of 5 Fees: $307.50
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

When recorded return to:
Berenice Puente Ibarra
1122 State Street
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20261240
Apr 24 2026
Amount Paid $9295.00
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
620061699

Escrow No.: 620061699

STATUTORY WARRANTY DEED

THE GRANTOR(S) PTW Homes LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars ($10.00) , and other valuable consideration in hand paid, conveys and warrants to Berenice Puente Ibarra, an unmarried person and Scott Martin Brown, an unmarried person

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

LOT 1, PLAT OF PIONEER LANDING, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 28, 2025 UNDER RECORDING NO. 202510280014, 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): P137398 / 6122-000-001-0000

Subject to:

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

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STATUTORY WARRANTY DEED
(continued)

Dated: 4/22/26

PTW Homes LLC

BY: _____
Timothy M. Woodmansee
Co-Manager

BY: _____
Paul J. Woodmansee
Co-Manager

State of Washington

County of Skagit

This record was acknowledged before me on 4/22/26 by Timothy M. Woodmansee and Paul J. Woodmansee as Co-Manager and Co-Manager, respectively, of PTW Homes LLC.

_____
(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 04-09-29

ALLISON M SUMMERS
NOTARY PUBLIC #165052
STATE OF WASHINGTON
COMMISSION EXPIRES
APRIL 9, 2029

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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 Otto Greenstreet's Addition to Sedro Woolley, recorded in Volume 6 of Plats, Page 18:

   Recording No: 414162

2. 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 Survey:

   Recording No: 202204150053

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

   Granted to: Puget Sound Energy, Inc., a Washington corporation
   Purpose: To construct, operate, maintain, repair, replace, improve, remove, upgrade and extend one or more utility systems for purposes of transmission, distribution and sale of electricity
   Recording Date: June 17, 2025
   Recording No.: 202506170051
   Affects: Portion of said premises

4. 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 Pioneer Landing:

   Recording No: 202510280014

5. 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:

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EXHIBIT "A"

Exceptions
(continued)

Imposed by: Pioneer Landing Homeowners Association
Recording Date: October 28, 2025
Recording No.: 202510280015

6. Permanent Stormwater Control Facilities Operation and Maintenance (O&M) Manual and the terms and conditions thereof:

   Recording Date: October 28, 2025
   Recording No.: 202510280016

7. 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: October 28, 2025
   Recording No.: 202510280015

   Modification(s) of said covenants, conditions and restrictions

   Recording Date: March 24, 2026
   Recording No.: 202603240094

8. Declaration of Landscape Easement and Maintenance Agreement and the terms and conditions thereof:

   Recording Date: October 28, 2025
   Recording No.: 202510280017

9. Assessments, if any, levied by Pioneer Landing Homeowners Association.

10. Assessments, if any, levied by City of Sedro Woolley.

11. City, county or local improvement district assessments, if any.

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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 March 17, 2026

between Scott Brown (Buyer), Berenice Puente (Buyer) ("Buyer")

and PTW Homes LLC (Seller), (Seller) ("Seller")

concerning 1122 State Street (Address), Sedro Woolley (City), WA (State), 98284 (Zip) (the "Property")

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.

Signed by:
Scott Brown — 4/14/2026 | 11:56 AM PDT
Buyer — Date

Signed by:
Paul Woodmansee — 4/14/2026 | 12:35 PM PDT
Seller — Date

Signed by:
Berenice Puente — 4/14/2026 | 12:45 PM PDT
Buyer — Date

DocuSigned by:
Tim Woodmansee — 4/14/2026 | 12:24 PM PDT
Seller — Date