202608030052
08/03/2026 12:34 PM Pages: 1 of 6 Fees: $308.50
Skagit County Auditor, WA

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**When recorded return to:**
Gary M. Gagnon
Amanda J. Bramwell
621 Cedar Tree Drive
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20262476
Aug 03 2026
Amount Paid $8636.40
Skagit County Treasurer
By Lena Thompson Deputy

Chicago Title
620062738

# STATUTORY WARRANTY DEED

THE GRANTOR(S) Chad D. Wesson and Ariel Wesson, 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 Gary M. Gagnon, a single man and Amanda J. Bramwell, a single woman.

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

LOT 11, PLAT OF NORTH CENTRAL DIVISION, AS PER PLAT RECORDED IN VOLUME 15 OF PLATS, PAGES 46 AND 47, 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): P102020 / 4586-000-011-0000

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## STATUTORY WARRANTY DEED
(continued)

Dated: July 30, 2026

Chad D. Wesson

Ariel Wesson

State of Washington

County of Skagit

This record was acknowledged before me on 7-30-26 by Chad D. Wesson and Ariel Wesson.

(Signature of notary public)
Notary Public in and for the State of Wa.
My appointment expires: 12-29-29

KATHERINE JARMAN
NOTARY PUBLIC #79425
STATE OF WASHINGTON
COMMISSION EXPIRES
DECEMBER 29, 2029

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## STATUTORY WARRANTY DEED
(continued)

## SPECIAL 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.

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## STATUTORY WARRANTY DEED
(continued)

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 |
| 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

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## STATUTORY WARRANTY DEED
(continued)

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.

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

Granted to: Public Utility District No. 1
Purpose: Water pipeline
Recording Date: December 16, 1992
Recording No.: 9212160038
Affects: Portion of said premises and other property

## STATUTORY WARRANTY DEED
(continued)

14. 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."

16. Assessments, if any, levied by Sedro Woolley.

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

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