

AFTER RECORDING MAIL TO:
Frank A. Salseina, Christine A. Salseina and Kellen A. Sal
7095 N. Wilde Road
Concrete, WA 98237



200505100119
Skagit County Auditor

5/10/2005 Page 1 of 3 3:23PM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 115656-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Jerry Hammer and H & H Investment Properties, L.L.C.
Grantee(s): Frank A. Salseina, Christine A. Salseina and Kellen A. Salseina
Abbreviated Legal: Lot 24, Presentin Ranch
Assessor's Tax Parcel Number(s): 4839-000-024-0000, P121858

THE GRANTOR H & H INVESTMENT PROPERTIES, L.L.C., as to that portion lying within the West 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 8, Township 35 North, Range 8 East, W.M. and in JERRY HAMMER, as his separate property, as to that portion lying within the East 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 8, Township 35 North, Range 8 East, W.M. for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to KELLEN A. SALSEINA, a single man and FRANK A. SALSEINA and CHRISTINE A. SALSEINA, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 24, "PLAT OF PRESSENTIN RANCH," recorded on August 9, 2004, under Auditor's File No. 200408090115, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Dated May 3, 2005

2296
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

[Signature]
Jerry Hammer

MAY 10 2005

H & H Investment Properties, L.L.C.
[Signature]
By: Jerry Hammer, Managing Member

Amount Paid \$ 870.42
Skagit Co. Treasurer
By hp Deputy

[Signature]
By: Lurline Hammer, Managing Member

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence Jerry Hammer & Lurline Hammer are the persons who appeared before me, and said persons they acknowledged that they signed this instrument, on oath stated they were authorized to execute the instrument and is Managing members of H & H Investment properties, L.L.C. to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 5-10-05

[Signature]

CARRIE HUFFER
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES 12-31-07

Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 12-31-07

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that

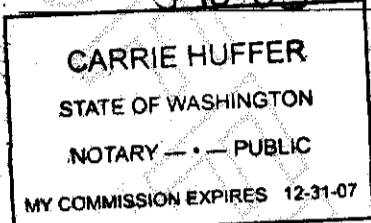
Jerry Hammer and ~~H & H~~

~~Investment Properties, L.L.C.~~

the person(s) who appeared before me, and said person(s) acknowledged that he
signed this instrument and acknowledge it to be his free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated:

5-10-05



Notary Public in and for the State of Washington

Residing at Burlington

My appointment expires: 12-31-07

Schedule "B-1"

115656-SE

EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:
Purpose:

Puget Sound Energy, Inc., a Washington Corporation
One or more utility systems for purposes of transmission,
distribution and sale of electricity.

Area Affected:

Easement No. 1: All streets and road rights of way as now or
hereafter designed, platted, and/or constructed within the above
described property. (When said streets and road are dedicated to
the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots,
tracts and open spaces located within the above described
property being parallel to and coincident with the boundaries of
all private/public street and road rights of way.

Easement No. 3: A strip of land ten feet in width being 5 feet on
each side of a centerline generally described as follows:
Beginning at the intersection of Tract A of "Wilderness Village
No. 1" according to the plat thereof recorded in Volume 10 of
Plats, pages 48, 49 and 50, records of Skagit County,
Washington with the West line of said plat within Government
Lot 9 of Section 8, Township 35 North, Range 8 East, W.M.;
thence in a Southwesterly direction 680 feet, more or less, to an
intersection with Easement 4 set out below.

Easement No. 4: A strip of land ten feet in width being 5 feet on
each side of a centerline generally described as follows:
Beginning at a point on the Northerly line of Government Lot 9
of Section 8, Township 35 North, Range 8 East, W.M., where
said line is intersected by the overhead electrical facilities as they
exist on the date of this document; thence in a Southeasterly line
along the existing overhead facilities to its intersection with an
existing gravel road and the beginning point of this line; thence
in a Southeasterly direction 410 feet, more or less, to intersect
with Easement 3 set out above.

Dated:

February 23, 2002

Recorded:

March 6, 2002

Auditor's No.:

200203060097

B. Notes shown on Plat, as follows:

- 1.) Basis of Bearings - Assumed;
- 2.) This survey was accomplished by field traverse using: 2 second digital electronic total station, and meets or exceeds the standards contained in WAC 332-130-090.
- 3.) The P.U.R.D. Number and date of approval shall be included in all deeds and contracts;
- 4.) All maintenance and construction of private roads are the responsibility of the Homeowners Association.
- 5.) Sewer - Individual approved septic systems;



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EXCEPTIONS CONTINUED:

B. (continued):

- 6.) Water - P.U.D. No. 1.
- 7.) No building permit shall be issued for any residential lot or commercial structures which are not at the time of application determined to be within an official designated boundary of a Skagit County Fire District.
- 8.) Change in location of access may necessitate a change of address. Contact the Skagit County Planning and Permit Center.
- 9.) In no case shall the County accept a dedication or any obligation as to any such road, streets, and/or alley until the same and all roads, streets, and/or alleys connecting the same to the full, current County road system have been brought to full County road standards and a right of way deed has been transferred to and accepted by the County.
- 10.) Original approval: Skagit County Resolution No. 11498.
- 11.) Preliminary approval: Skagit County Resolution No. 16525, P.U.R.D. Division 4 thru 14 of Wilderness Village.
- 12.) For additional survey information see Record of Survey A.F. No. 99030500126 and Wilderness Div. No. 1 A.F. #788213.
- 13.) This property is subject to and together with easements, reservations, restrictions, covenants, and other instruments of record as disclosed in the above referenced title report including those instruments recorded under Skagit County Auditor's File No. 200408090116.
- 14.) Development on these lots is subject to conditions A-Q of SHL No. 19-75 as granted to Valley West, a limited partnership.

For good and valuable consideration, the Pressentin Ranch Homeowners Association agrees to be fully responsible for any and all claims and causes of action arising out of the location of certain light poles located within the Clear Zone within the Pressentin Ranch Plat referenced as PURD, PL00-0853. Further, the Pressentin Ranch Homeowners Association shall agree to indemnify and hold Skagit County, Washington, harmless for any such claims or causes of action arising out of the location of said light poles. This indemnification and hold harmless is not to be construed as an admission of there being an existing safety hazard or any strict liability. Rather, it is intended to relieve Skagit County of any possible third party claims arising out of the fact that the light poles and located within the clear zone of the plat roads.

C. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS:

Executed By:	Jerry Hammer and H & H Investment Properties, LLC
Recorded:	August 9, 2004
Auditor's No.:	200408090116
(copy attached)	



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Skagit County Auditor