

When recorded return to:

Patricia R. Comack  
622 Virginia Ave.  
Sedro Woolley, WA 98284

Recorded at the request of:  
First American Title  
File Number: 87838



200604280149  
Skagit County Auditor

4/28/2006 Page 1 of 2 1:41PM

### Statutory Warranty Deed

THE GRANTORS Patrick L. Godfrey and Margery Southworth Godfrey, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Patricia R. Comack, an unmarried woman, as her separate estate the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Tract 7, "PRESSENTIN CREEK WILDERNESS DIV. NO. 2"

FIRST AMERICAN TITLE CO.

Tax Parcel Number(s): 3969-000-007-0006, P68113

87838E-1

Tract 7, "PRESSENTIN CREEK WILDERNESS DIV. NO. 2", as per plat recorded in Volume 9 of Plats, pages 38 and 39, records of Skagit County, Washington.

SUBJECT TO: Covenants, Conditions, Restrictions and Easements as per the attached Schedule B-1 and by this reference made a part hereof.

Dated

4/18/06

Patrick L. Godfrey

Margery Southworth Godfrey

2037  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

APR 28 2006

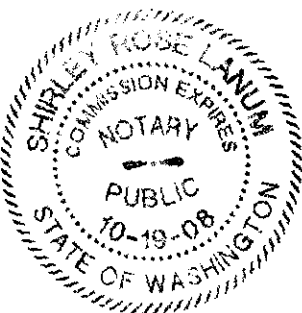
STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$ 717.00  
By Sp Skagit Co. Treasurer  
Name

I certify that I know or have satisfactory evidence that Patrick L. Godfrey and Margery Southworth Godfrey, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 4-18-2006

Shirley Rose Lanum  
Shirley Rose Lanum  
Notary Public in and for the State of Washington  
Residing at Everett  
My appointment expires: 10-19-2008



**Schedule "B-1"**

**EXCEPTIONS:**

**A. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:**

Plat/Subdivision Name: Pressentin Creek Wilderness, Div. No. 2  
Auditor's No.: 760598

Said matters include but are not limited to the following:

1. Provision in the Plat of Pressentin Creek Wilderness Div. No. 2, that in lieu of dedication of roads and community beach access, Tracts "G", "H", "I", "J" and "K" will be conveyed to the Pressentin Creek Community Club, a nonprofit division of Pressentin Creek Wilderness. Use of the tracts mentioned will be regulated by the corporation.

2. A 25 foot building setback line.

3. Easement affecting that portion of said premises and for the purposes stated herein, and incidental purposes, delineated on the face of said Plat:

For: Flood control  
Affects: A 20 foot strip along the East line of subject property

**NOTE:** The face of the Plat contains the following:

"1. Water of sufficient quantity and/or quality for normal domestic purposes is not provided at the time of filing the plat, the buyer should inquire and investigate as to the availability of said water.

2. In the event that individual wells are used for domestic water on any lot, express permission must be obtained from the Skagit County Sanitarian as to the location of said well relative to sewage disposal systems of this lot, or adjoining lots."

**B. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN.**

Declaration Dated: October 5, 1967  
Recorded: October 6, 1967  
Auditor's No.: 705351  
Executed By: Freeman G. Macomber and Doris C. Macomber, husband and wife

**ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:**

Recorded: October 27, 1995  
Auditor's No.: 9510270068

C. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek herein named, or its banks, or which may result from such change in the future.

River/Creek: Pressentin Creek



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