

**AFTER RECORDING MAIL TO:**

Bill Bolzell  
7565 Presentin Ranch Dr.  
Concrete, WA 98237



200606070082  
Skagit County Auditor  
6/7/2006 Page 1 of 3 11:37AM

Filed for Record at Request of  
Wells Fargo Escrow Company  
Escrow Number: 04-01648-06

**Statutory Warranty Deed**

Grantor(s): Kellen A. Salseina, Frank A. Salseina and Christine A. Salseina  
Grantee(s): Bill H. Bolzell and Anita Bolzell  
Abbreviated Legal:

FIRST AMERICAN TITLE CO.  
87940-1

Additional legal(s) on page: 2

Assessor's Tax Parcel Number(s): 4839-000-024-0000 P121858

THE GRANTOR Kellen A. Salseina, as his separate estate, and Frank A. Salseina and Christine A. Salseina, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Bill H. Bolzell and Anita Bolzell, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

Lot 24, PLAT OF PRESENTIN RANCH, as per plat recorded August 9, 2004 under Auditor's File No. 200408090115, records of Skagit County, Washington.

Subject to paragraphs A thru C of First American Title Company's preliminary commitment no. 87940 attached hereto and made a part hereof by this reference.

Dated June 5, 2006

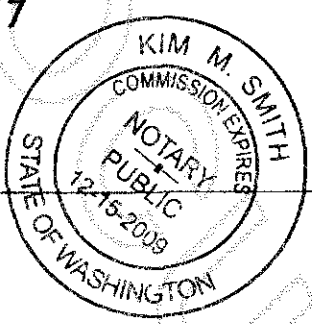
Kellen A. Salseina  
Kellen A. Salseina

Frank A. Salseina  
Frank A. Salseina

Christine A. Salseina # 2314  
Christine A. Salseina

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUN 07 2006  
5092.10



State of Washington By [Signature] Skagit Co. Treasurer  
County of Skagit Deputy } SS:

I certify that I know or have satisfactory evidence that Kellen A. Salseina, Frank A. Salseina and Christine A. Salseina is/are the person(s) 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.

Dated: June 10, 2006

Kim M. Smith  
Kim Smith  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: 12/15/2009

**Schedule "B-1"**

**EXCEPTIONS:**

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

Plat/Subdivision Name: Pressentin Ranch  
Recorded: August 9, 2004  
Auditor's No.: 200408090115

Said matters include but are not limited to the following:

1. The P.U.R.D. number and date of approval shall be included in all deeds and contracts.
2. All maintenance and construction of private roads are the responsibility of the homeowners association.
3. Sewer – Individual approved septic systems.
4. Water – P.U.D. No. 1.
5. 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.
6. Change in location of access may necessitate a change of address. Contact the Skagit County Planning and Permit Center.
7. "In no case shall the County accept a dedication or any obligation as to any such road, street, 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."
8. Original Approval: Skagit County Resolution No. 11498.
9. Preliminary Approval: Skagit County Resolution No. 16525, P.U.R.D. Division 4 thru 14 of Wilderness Village.
10. For additional survey information, see record of survey AF No. 9903050126 and Wilderness Div. No. 1 AF #788213.
11. 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.
12. Development on these lots is subject to conditions A-Q of SHL No. 19-75AS granted to Valley West, a limited partnership.



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13. For good and valuable consideration, the Presentin 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 Presentin Ranch Plat referenced as PURD, PL00-0853. Further, the Presentin 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 are located within the clear zone of the plat roads.

14. ADDRESS SYSTEM: A Skagit County address range has been applied to the road system in this subdivision. At the time of application for building and/or access, Skagit County GIS will assign individual addresses in accordance with the provisions of Skagit County Code 15.24

<u>ROAD NAME</u>	<u>BEGINNING RANGE</u>	<u>ENDING RANGE</u>
Presentin Ranch Drive	10000	20001
Presentin Court	30000	40001
Scenic River Court	40000	50001

15. All Plat roads are "Private".

16. 20-foot wide drainage easement to convey runoff waters from the private road easement to the easement area designated for retention and infiltration.

17. 20-foot slope easement.

18. 20-foot hammerhead turn-around easement.

19. 40-foot wide area to contain the 30-foot wide easement for ingress, egress and utilities to serve Lots 10, 11 and 12 and a partially overlapping 20-foot wide easement for construction of a drainage swale to convey runoff waters from the private road easement to the easement area designated for retention and infiltration.

20. Drainage easement area designated for infiltration and retention of runoff waters, physically being all area at and below ground elevation 157.00.

21. 30-foot ingress, egress and utility easement for Lots 10, 11 and 12.

**B. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:**

Dated: August 6, 2004  
 Recorded: August 9, 2004  
 Auditor's No.: 200408090116  
 Executed By: Jerry Hammer and H & H Investment Properties, LLC

**C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Puget Sound Energy, Inc., a Washington corporation  
 Dated: February 23, 2002  
 Recorded: March 6, 2002  
 Auditor's No.: 200203060097  
 Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."  
 Area Affected: Portion of subject plat

