



200710050079  
Skagit County Auditor

When recorded return to:

10/5/2007 Page 1 of 3 12:47PM

PATRICK T. CURLEY and LINDA L. BENJAMIN  
7467 PRESSENTIN RANCH DR  
CONCRETE, WA 98237

CHICAGO TITLE CO.

**STATUTORY WARRANTY DEED**

Escrow No.: 17563  
Title Order No.: IC43593

THE GRANTOR(S)

D.B. JOHNSON CONSTRUCTION, INC., A Washington Corporation

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys, and warrants to

PATRICK T. CURLEY and LINDA L. BENJAMIN, Both Unmarried Persons

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

LOT 16, PLAT OF PRESSENTIN RANCH, ACCORDING TO THE PLAT THEREOF,  
RECORDED AUGUST 9, 2004, UNDER AUDITOR'S FILE NO. 200408090115, RECORDS OF  
SKAGIT COUNTY, WASHINGTON.  
SITUATED IN SKAGIT COUNTY WASHINGTON.

Tax Parcel Number(s): 4839-000-016-0000

4727  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

SUBJECT TO: See Exhibit "A" attached hereto.

Dated: SEPTEMBER 25, 2007

OCT 05 2007

Amount Paid \$ 4,276.11  
Skagit Co. Treasurer  
By *DL* Deputy

D.B. JOHNSON CONSTRUCTION, INC., A Washington Corporation

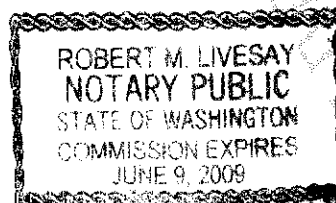
BY: *Marie English*  
MARIE ENGLISH, Manager

STATE OF Washington ) ss.  
COUNTY OF Snohomish

I certify that I know or have satisfactory evidence that MARIE ENGLISH is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Manager of D.B. JOHNSON CONSTRUCTION, INC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 26TH day of September, 2007.

*Robert M. Livesay*  
ROBERT M. LIVESAY  
Notary Public in and for the State of Washington  
residing at MARYSVILLE  
My Commission Expires: 06/09/09



**EXHIBIT "A"**

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: May 8, 1973

Auditor's No(s).: 784691, records of Skagit County, Washington

For: Road purposes

Affects: 60-foot road which exists in said plat

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded:

Auditor's No(s).: 784691 and 782728, records of Skagit County, Washington

For: Road and power line

Affects: A strip 20-feet in width over and across a portion of said plat

Public and private easements, if any, over vacated portion of said premises.

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: March 6, 2002

Auditor's No(s).: 200203060096, records of Skagit County, Washington

In favor of: Puget Sound Power & Light Company

For: Electric transmission and/or distribution line, together with necessary appurtenances

Affects: Portion of said plat

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: March 6, 2002

Auditor's No(s).: 200203060097, records of Skagit County, Washington

In favor of: Puget Sound Power & Light Company

For: Electric transmission and/or distribution line, together with necessary appurtenances

Affects: Portion of said plat

Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;

Recorded: August 9, 2004

Auditor's No(s).: 200408090116, records of Skagit County, Washington

Executed By: Jerry Hammer, et al

Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: August 9, 2004

Auditor's No(s).: 200408090116, records of Skagit County, Washington

Imposed By: Jerry Hammer, et al

Terms, conditions, and restrictions of that instrument entitled Skagit County Planning and Development Services;

Recorded: March 3, 2006

Auditor's No(s).: 200603030121, records of Skagit County, Washington

Terms, conditions, and restrictions of that instrument entitled Title Notification - Special Flood Hazard Area;

Recorded: April 24, 2006

Auditor's No(s).: 200604240143, records of Skagit County, Washington

Building setback line(s) delineated on the face of said plat.



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Recitals on the face of said plat, as follows:

- A. The P.U.R.D. Number and date of approval shall be included in all deeds and contracts.
- B. All maintenance and construction of private roads are the responsibility of the homeowners association.
- C. Sewer – individual approved septic systems.
- D. P.U.D. No. 1.
- E. 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.
- F. Change in location of access may necessitate a change of address. Contact the Skagit County Planning and Permit Center.
- G. 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.
- H. For additional survey information see Record of Survey Auditor's File No. 9903050126 and Wilderness Div. No. 1 Auditor's File No. 788213, records of Skagit County, Washington.
- I. 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, records of Skagit County, Washington.
- J. Development on these lots is subject to conditions A-Q of SHL No. 17-75 as granted to Valley West, a limited partnership.
- K. 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 it not be construed as an admission to 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.
- L. Limit of 100 year flood boundary as delineated on the face of said plat.

Terms, conditions, and restrictions of that instrument entitled Title Notification - Special Flood Hazard Area;

Recorded: April 24, 2006

Auditor's No(s): 200604240142, records of Skagit County, Washington



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