

When recorded return to:
Hyrum Evans and Emily Evans
7606 Pressentin Ct.
Concrete, WA 98237



201102250078
Skagit County Auditor

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Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial, PO BOX 638
Mount Vernon, WA 98273

Order No.: 620012594

STATUTORY WARRANTY DEED

THE GRANTOR(S) Curt A. Holman and Tammi L. Holman, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to Hyrum^{/K.} Evans and Emily Evans, husband and wife

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

Lot 30, 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): P121864, 4839-000-030-0000

Subject to: Covenants, conditions, restrictions and easements of record.

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: February 17, 2011

Curt A. Holman

Tammi L. Holman

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

#530

FEB 25 2011

Amount Paid \$ 4900.¹⁰
Skagit Co. Treasurer
By Deputy

STATUTORY WARRANTY DEED
(continued)

State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence that
CURT A. HOLMAN AND TAMMI L. HOLMAN
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: February 18 2011

Marcie K. Paleck
Name: MARCIE K. PALECK

Notary Public in and for the State of Washington,
Residing at: Moen + Vernon, WA

My appointment expires: October 15 2012



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EXHIBIT "A"

Exceptions

1. 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
2. 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
3. Public and private easements, if any, over vacated portion of said premises.
4. 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
5. 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
6. 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
7. 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
8. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 PLAT OF PRESENTIN RANCH:

Recording No: 200408090115
9. Title Notification - Development Activities On or Adjacent to Designated natural Resource



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EXHIBIT "A" Exceptions

Lands

Recording Date: February 15, 2005
Recording No.: 200502150054

10. Title Notification - Waiver of 200' Foot Setbacks for Properties Outside of and Immediately Adjacent to Designated Natural Resource Lands

Recording Date: February 15, 2005
Recording No.: 200512150055

11. City, county or local improvement district assessments, if any.
12. Assessments, if any, levied by Pressentin Ranch Homeowner's Association.

Skagit County Right to Farm Ordinance

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.

