

**When recorded return to:**

Timothy John Brisby, Sr  
9073 E Pressentin Dr.  
Concrete WA 98237



201301040052  
Skagit County Auditor

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Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620017316

CHICAGO TITLE  
620017316

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Susan P Demopoulos, An unmarried person as her separate estate for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Timothy John Brisby, Sr, an unmarried person

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

Lots 10 and 11, "Pressentin Creek Wilderness Div. No. 2," according to the plat thereof, recorded in Volume 9 of Plats, Pages 38 and 39, records of Skagit County, Washington.

Situate in Skagit County, Washington

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P68120 / 3969-000-011-0000, P68119 / 3969-000-010-0001

Subject to:

COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS,  
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: January 2, 2013

*Susan P Demopoulos*  
Susan P Demopoulos

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

201335

JAN 04 2013

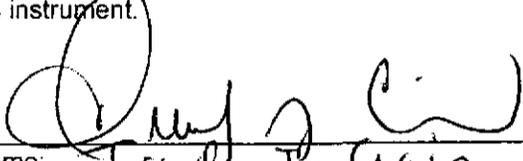
Amount Paid \$ 2247.<sup>80</sup>  
Skagit Co. Treasurer  
By *nam* Deputy

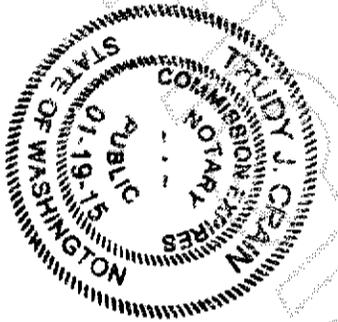
STATUTORY WARRANTY DEED  
(continued)

State of Wash  
County of Skagit

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

Dated: 1-3-13

  
Name: Trudy J. Crain  
Notary Public in and for the State of WASH  
Residing at: astington  
My appointment expires: 1-19-15



**EXHIBIT "A"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  

Granted to: Puget Sound Power & Light Co  
Purpose: Electric transmission and/or distribution line.  
Recording Date: October 3, 1956  
Recording No.: 542374
2. 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 PRESSENTIN CREEK WILDERNESS DIV. NO. 2:  

Recording No: 700558
3. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;  
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed  
From: The State of Washington  
Recorded: October 7, 1959  
Auditor's No.: 586327, records of Skagit County, Washington  
Executed By: The State of Washington
4. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant 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 law;  
Recorded: October 6, 1967  
Auditor's No(s): 705351, records of Skagit County, Washington  

AMENDED by instrument(s):  
Recorded: October 27, 1995 and June 20, 2011  
Auditor's No(s): 9510270068 and 201106200142, records of Skagit County, Washington
5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in various instruments of record;  
Imposed By: Pressentin Creek Community Club, Inc.
6. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

Assessments, if any, levied by Pressentin Creek Community Club, Inc.

**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



**EXHIBIT "A"**  
Exceptions

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.

