

When recorded return to:

Joseph Edward King and Amanda Rae King
9020 W Pressentin Dr
Concrete, WA 98237



201305020047

Skagit County Auditor

\$74.00

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3 10:41AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620017218

CHICAGO TITLE
620017218

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gary Sheets and Kris Sheets, 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 Joseph Edward King and Amanda Rae King, husband and wife

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

Lots 43 and 44, PRESENTIN CREEK WILDERNESS, DIV. NO. 2, according to the Plat recorded in Volume 9 of Plats, Pages 38 and 39, records of Skagit County, Washington. Together with A 1968 universal Mobile Home 57 X 20, Vin No. 14798, which is attached and a part of said property.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P68157 / 3969-000-044-0001, P68156 / 3969-000-043-0002

Dated: *March 6, 2013*

Gary Sheets

Gary Sheets

Kris Sheets

Kris Sheets

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20131590

MAY 02 2013

Amount Paid \$ 1,340.00

Skagit Co. Treasurer

By *Yuan* Deputy

STATUTORY WARRANTY DEED

(continued)

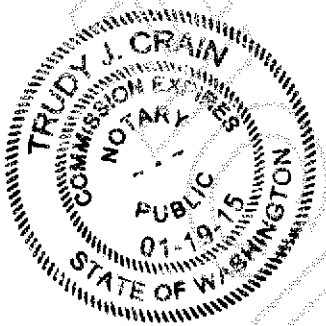
State of Wash
County of Skagit

I certify that I know or have satisfactory evidence that

Gary Sheets + Kristi Menkay sheets
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: 3-21-13

Trudy J. Crain
Name: Trudy J. Crain
Notary Public in and for the State of Wash
Residing at: only for



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SPECIAL EXCEPTIONS

1. 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 PRESENTIN CREEK WILDERNESS DIV. NO. 2:

Recording No.: 700558
2. Terms and conditions contained in instrument;
Recorded: October 8, 1969
Auditor's No.: 731785 and 731786, records of Skagit County, Washington
For: Preventing contamination of water supply
Affects: Any portion of said premises lying within 100 feet of well
Affects: Said premises and other property
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
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. Terms, conditions, and restrictions of that instrument entitled Designated Natural Resource Lands Title Notification;
Recorded: October 23, 1996
Auditor's No(s): 9610230096, records of Skagit County, Washington
7. Notice contained in deed:

Recording Date: July 10, 2008
Recording No.: 200807100080
Regarding: Skagit County Right to Farm Ordinance
10. City, county or local improvement district assessments, if any.
11. Assessments, if any, levied by Pressentin Creek Community Club, Inc..

SKAGIT COUNTY RIGHT TO FARM ORDINANCE:

1. 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.



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