



201503250041

Skagit County Auditor \$73.00  
3/25/2015 Page 1 of 2 9:06AM

When recorded return to:  
Richard Pales  
4152 Meridian Street, Suite 105-216  
Bellingham, WA 98226

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273  
Escrow No.: 620023335

**CHICAGO TITLE**  
**620023335 STATUTORY WARRANTY DEED**

THE GRANTOR(S) Myrna Baher, an unmarried individual  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Richard Pales, an unmarried individual

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

Lot 19, PLAT OF PRESENTIN CREEK WILDERNESS, SUBDIVISION NO. 1, according to the  
plat thereof recorded in Volume 8 of Plats, page 47, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P68096 / 3968-000-019-0003

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Chicago Title Company Order 620023335, Schedule B, Special Exceptions, which are attached hereto  
and made a part hereof.

Dated: March 24, 2015

Myrna Baher  
Myrna Baher

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2015907

MAR 25 2015

Amount Paid \$1251.<sup>00</sup>  
Skagit Co. Treasurer  
By MAN Deputy

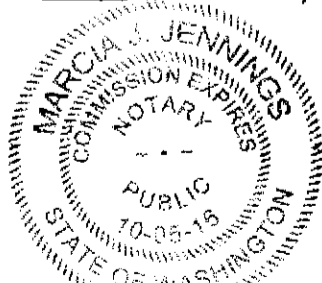
State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Myrna Baher  
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: March 24, 2015

Marcia J. Jennings

Name: Marcia J. Jennings  
Notary Public in and for the State of WA  
Residing at: Sedra-Woolley, WA  
My appointment expires: 10/5/2016



## SCHEDULE "B"

### SPECIAL EXCEPTIONS

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: October 3, 1956  
Auditor's No(s): 542374, records of Skagit County, Washington  
In favor of: Puget Sound Power and Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
  
Note: Exact location and extent of easement is undisclosed of record.
2. Agreement, including the terms and conditions thereof; entered into;  
By: Crown Pacific Limited Partnership  
And Between: Presentin Creek Wilderness Community  
Recorded: August 11, 1995  
Auditor's No. 9508110066, records of Skagit County, Washington  
Providing: Reciprocal Road Use Easement
3. Stipulation contained in the dedication of said plat of Presentin Creek Wilderness, Subdivision No. 1, as follows:  
  
In lieu of dedication of roads to the public hereby dedicate forever unto each purchaser of property in this plat as well as future subdivisional plats of Presentin Creek Wilderness an equal an undivided interest in and to Tracts A through E inclusive, the rights in and to such tracts are to run with the sale of the land.
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: June 28, 1963  
Auditor's No(s): 637763, 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 instrument(s);  
Recorded: October 20, 1966  
Auditor's No(s): 740985, records of Skagit County, Washington  
Imposed By: Presentin Creek Community Club
6. Plat Lot of Record Certification and the terms and conditions thereof  
  
Recording Date: November 20, 2008  
Recording No.: 200811200001
7. Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands and the terms and conditions thereof  
  
Recording Date: May 6, 2009  
Recording No.: 200905060122
8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by Presentin Community Club.
10. General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year