

When recorded return to:
Travis C. Bryant
9135 East Presentin Drive
Concrete, WA 98237



201608180056

Skagit County Auditor

\$76.00

8/18/2016 Page

1 of

4 3:19PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620027819

CHICAGO TITLE

620027819

STATUTORY WARRANTY DEED

THE GRANTOR(S) Patricia R. Comack, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Travis C. Bryant, an unmarried man

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

Lot 7, PRESENTIN 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.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P68113 / 3969-000-007-0006

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016 3621
AUG 18 2016

Amount Paid \$ 2265.00

Skagit Co. Treasurer

By [Signature] Deputy

STATUTORY WARRANTY DEED
(continued)

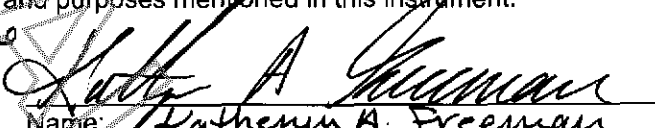
Dated: August 16, 2016


Patricia R. Comack

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Patricia R. Comack is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 18, 2016


Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish co
My appointment expires: 9-01-2018

KATHERYN A. FREEMAN
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 9-01-2018

EXHIBIT "A"

Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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
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: Presentin Creek Community Club, Inc.

EXHIBIT "A"

Exceptions (continued)

6. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,
- Recording Date: April 7, 2010
Recording No.: 201004070057
Matters shown: encroaching drainfield
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Patricia Comack
Purpose: septic tank and drainfield
Recording Date: March 29, 2010
Recording No.: 201003290120
Affects: portion of Lot 6, benefits Lot 7
8. 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.
9. City, county or local improvement district assessments, if any.
10. Assessments, if any, levied by Pressentin Creek Community.