

When recorded return to:
John Heins and Deena Heins
7467 Pressentin Ranch Drive
Concrete, WA 98237



201609130035
Skagit County Auditor \$76.00
9/13/2016 Page 1 of 4 1:42PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

4100 194th St. SW, #230
Lynnwood, WA 98036

Escrow No.: 500045809

CHICAGO TITLE
500045809

STATUTORY WARRANTY DEED

THE GRANTOR(S) Patrick T. Curley, an unmarried person and Linda L. Benjamin, 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 John Heins and Deena Heins, a married couple

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

Lot 16, PLAT OF PRESENTIN 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.

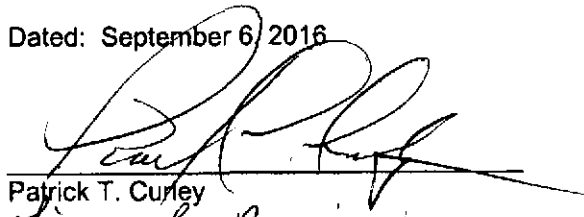
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P121850 / 4839-000-016-0000.

Subject to:

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

Dated: September 6, 2016


Patrick T. Curley


Linda L. Benjamin

20164101
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

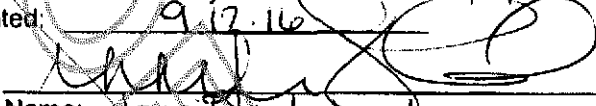
SEP 13 2016

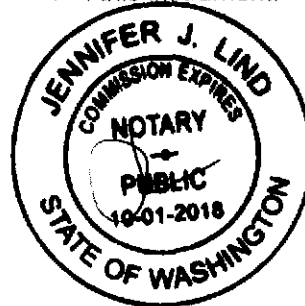
Amount Paid \$ 4275.00
By Skagit Co. Treasurer
Deputy

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON
County of SKAGIT


I certify that I know or have satisfactory evidence that Patrick T. Curley is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9.17.16

Name: Jennifer J. Lind
Notary Public in and for the State of WA
Residing at: BOW
My appointment expires: 10-01-18



State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Linda L. Benjamin is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9.12.16

Name: Jennifer J. Lind
Notary Public in and for the State of WA
Residing at: BOW
My appointment expires: 10-01-18

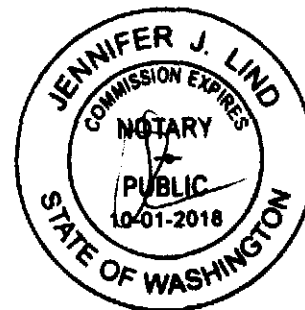


EXHIBIT "A"
Exceptions

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, 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 **PLAT OF PRESENTIN RANCH:**

Recording No: 200408090115
9. Terms, conditions, and restrictions of that instrument entitled Skagit County Planning and Development Services;
Recorded: March 3, 2006
Auditor's No(s).: 200603030122, records of Skagit County, Washington
10. Terms, conditions, and restrictions of that instrument entitled Title Notification - Special Flood Hazard Area;
Recorded: April 24, 2006
Auditor's No(s).: 200604240142, records of Skagit County, Washington

EXHIBIT "A"

Exceptions (continued)

11. Terms, conditions, and restrictions of that instrument entitled Skagit County Right to Farm Disclosure;
Recorded: October 5, 2007
Auditor's No(s): 200710050077, records of Skagit County, Washington