

When recorded return to:
Eric Archuletta and Camille Archuletta
11107 72nd Ave. NE
Arlington, WA 98223



Skagit County Auditor \$76.00
1/26/2017 Page 1 of 4 1:32PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620029625

CHICAGO TITLE
620029625

STATUTORY WARRANTY DEED

THE GRANTOR(S) John Posel and Bertha M. Posel, 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 Eric Archuletta and Camille Archuletta, a married couple

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

Lot 27, 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): P121861 / 4839-000-027-0000,

Subject to:

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

Dated: 01-19-17

John Posel

Bertha M. Posel

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017
JAN 26 2017

Amount Paid \$ 984.00
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 John Posel and Bertha M. Posel are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: January 19, 2017
Laurea L. Garka
Name: Laurea L. Garka
Notary Public in and for the State of wa
Residing at: ARLINGTON
My appointment expires: 10/27/2018

LOUREA L. GARKA
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 10-27-2018

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: May 8, 1973, and March 30, 1973
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 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: 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 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 PRESENTIN RANCH:**

Recording No: 200408090115
9. City, county or local improvement district assessments, if any.
10. Assessments, if any, levied by Public Utility District No. 1 of Skagit County.

EXHIBIT "A"

Exceptions
(continued)

1. Assessments, if any, levied by Pressentin Ranch Community Association.

UNOFFICIAL DOCUMENT