



201708230065

Skagit County Auditor

\$78.00

8/23/2017 Page

1 of

5 2:11PM

WHEN RECORDED RETURN TO:

Steven Dover  
790 S Thacker Road  
Othello, WA 99344

GUARDIAN NORTHWEST TITLE CO.

DOCUMENT TITLE(S):  
Statutory Warranty Deed

114463

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

GRANTORS:

Eric Dietrich and Sandra Dietrich, husband and wife

GRANTEE:

Steven J. Dover, an unmarried person

ABBREVIATED LEGAL DESCRIPTION:

Lot 5, , Pressentin Ranch, according to the Plat thereof filed in Volume 18 of Plats at Page(s) 622, records of Skagit County, Washington.

TAX PARCEL NUMBER(S):

P121839, 4839-000-005-0000

When recorded return to:  
Steven J. Dover  
790 S. Thacker Road  
Othello, WA 99344

Recorded at the request of:  
Guardian Northwest Title  
File Number: 114463

### Statutory Warranty Deed

**THE GRANTORS** Eric Dietrich and Sandra Dietrich, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Steven J. Dover, an unmarried person** the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Lot 5, Pressentin Ranch

Tax Parcel Number(s): **P121839, 4839-000-005-0000**

Lot 5, "PLAT OF PRESENTIN RANCH," recorded on August 9, 2004, under Auditor's File No. 200408090115, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated \_\_\_\_\_

\_\_\_\_\_  
Eric Dietrich

\_\_\_\_\_  
Sandra Dietrich

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS:

I certify that I know or have satisfactory evidence that Eric Dietrich and Sandra Dietrich, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: \_\_\_\_\_

\_\_\_\_\_  
Printed Name:  
Notary Public in and for the State of \_\_\_\_\_  
Residing at \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

When recorded return to:  
Steven J. Dover  
790 S. Thacker Road  
Othello, WA 99344

Recorded at the request of:  
Guardian Northwest Title  
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This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 08/22/2017  
Eric Dietrich

Sandra Dietrich

STATE OF VIRGINIA  
COUNTY OF FAIRFAX ) SS:

I certify that I know or have satisfactory evidence that Eric Dietrich and Sandra Dietrich, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 8/22/2017

Printed Name: JOSEPH MICHAEL WILSON  
Notary Public in and for the State of VIRGINIA  
Residing at BURKE, VIRGINIA  
My appointment expires: 4/30/2020

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20173958  
AUG 23 2017


Amount Paid \$ 1384.50  
Skagit Co. Treasurer  
By HB Deputy

JOSEPH MICHAEL WILSON  
NOTARY PUBLIC  
REG. #229150  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES APRIL 30, 2020

State of VIRGINIA  
County of FAIRFAX } SS:

On this day personally appeared and sworn before me the undersigned Notary  
I certify that I know or have satisfactory evidence that Eric Dietrich and Sandra Dietrich, the person(s) who  
appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to  
be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 8/22/2017



JOSEPH MICHAEL WILSON  
NOTARY PUBLIC  
REG. #229150  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES APRIL 30, 2020

Notary Public in and for the State of VIRGINIA  
Residing at BURKE, VIRGINIA  
My appointment expires: 4/30/2020

Exhibit A

**EXCEPTIONS:**

**A. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:**

Plat/Subdivision Name: Pressentin Ranch  
Recorded: August 9, 2004  
Auditor's No.: 200408090115

**B. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:**

Dated: August 6, 2004  
Recorded: August 9, 2004  
Auditor's No.: 200408090116  
Executed By: Jerry Hammer and H & H Investment Properties, LLC

**C. EASEMENT AND PROVISIONS THEREIN:**

Grantee: Puget Sound Energy, Inc., a Washington corporation  
Dated: February 23, 2002  
Recorded: March 6, 2002  
Auditor's No.: 200203060096  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge, and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity  
Affects: A strip of land 10 feet in width being 5 feet on each side of a centerline generally described as follows:

Beginning at a point on the Northerly line of Government Lot 9 of Section 8, Township 35 North, Range 8 East, W.M., where said line is intersected by the overhead electrical facilities as they exist on the date of this document; thence in a Southeasterly line along the existing overhead facilities to its intersection with and existing gravel road and the terminus of this line.

**D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Puget Sound Energy, Inc., a Washington corporation  
Dated: February 23, 2002  
Recorded: March 6, 2002  
Auditor's No.: 200203060097  
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."  
Area Affected: Portion of subject plat

**E. Any tax, fee, assessments or charges as may be levied by Pressentin Ranch Community Association.**