



201803090083

Skagit County Auditor

\$78.00

3/9/2018 Page

1 of

5 3:35PM

When recorded return to:

Christianne Morgan, an unmarried person and
Andrew Willard, an unmarried person
9009 West Pressentin Drive
Concrete, WA 98237

POOR ORIGINAL

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620033457

CHICAGO TITLE
620033457

STATUTORY WARRANTY DEED

THE GRANTOR(S) Enid Baher, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to Christianne Morgan, an unmarried person and Andrew Willard,
an unmarried person

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

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

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

Lot(s): 27 PRESSENTIN CRK WILDERNESS SUB DIV 2

Tax Parcel Number(s): P68139 / 3969-000-027-0002

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018936
MAR 09 2018

Amount Paid \$ 3200.10
By Skagit Co. Treasurer
BI Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: February 27, 2018

Enid Baker
Enid Baker

State of Washington
County of Okangogan

I certify that I know or have satisfactory evidence that

Enid Baker
☒ are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 3-1-18

Kelly A. Townsend
Name: Kelly A. Townsend
Notary Public in and for the State of WA
Residing at: Okangogan
My appointment expires: 7-21-2019

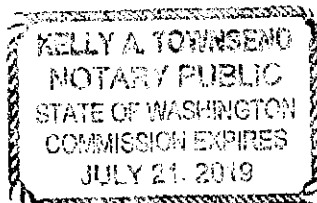


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P68139 / 3969-000-027-0002

Lot 27, PRESSENTIN 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.

EXHIBIT "B"
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: Pressentin Creek Community Club, Inc.
6. City, county or local improvement district assessments, if any.

EXHIBIT "B"

Exceptions (continued)

7. Assessments, if any, levied by Pressentin Creek Community.
8. 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 (amounts do not include interest and penalties):

Year: 2018
Tax Account No.: P68139 / 3969-000-027-0002
Tax Code/Located In: 3405
Assessed Value: \$127,200.00

General and Special Taxes: Billed: \$934.85, Full Year
Paid: \$0.00
Unpaid: \$934.85