

When recorded return to:

Mr. and Mrs. Shile A. Magee  
7555 Presentin Ranch Drive  
Concrete, WA 98237



201803270027

Skagit County Auditor

\$77.00

3/27/2018 Page

1 of

4 1:41PM

Filed for Record at Request of  
Curtis, Casteel and Palmer Law Group, PLLC  
Escrow Number: C1800167M

CHICAGO TITLE  
620033811

### Statutory Warranty Deed

THE GRANTOR Maddox Family, LLC, A Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Shile A. Magee and Danielle L. Magee, a married couple the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lot 15 Presentin Ranch, Skagit County, Washington.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): P121849/4839-000-015-0000

Dated March 23, 2018

Maddox Family, LLC

By: Matthew D. Johnson, Authorized Signer

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20181182

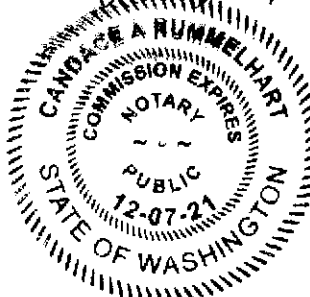
MAR 27 2018

Amount Paid \$ 859.40  
Skagit Co. Treasurer  
By BT Deputy

STATE OF Washington }  
COUNTY OF Snohomish } SS:

I certify that I know or have satisfactory evidence that Matthew D. Johnson  
is/are the person(s) who appeared before  
me, and said person(s) acknowledge that he signed this instrument, on oath stated he  
is/are authorized to execute the instrument and acknowledge that as the  
Authorized Signer of Maddox Family, LLC  
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 3-23-2018



Candace A. Rummelhart

Notary Public in and for the State of Washington

Residing at Lake Stevens

My appointment expires: December 7, 2021

## EXHIBIT A

Lot 15, Plat of Pressentin 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.

### SUBJECT TO:

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

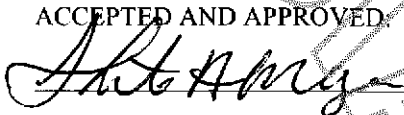

8. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, 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): 200603030123, 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): 200604240141, records of Skagit County, Washington
11. Assessment, including the terms and conditions thereof, disclosed by instrument  
Recorded: March 14, 2006  
Auditor's No.: 200603140115, records of Skagit County, Washington  
For: Acquisition, construction and installation of a water supply system  
Resolution No.: 2064-06 of the Commission of Public Utility District No. 1 of Skagit County, Washington  
Establishing: Local Utility District No. 1, regarding Skagit View Village Local Utility District  
No. 27  
Roll No.: 51  
Account No.: P121849  
Amount: \$7,946.06, plus interest, if any

WHICH THE GRANTEES HEREIN ASSUME AND AGREE TO PAY AND KEEP CURRENT.

ACCEPTED AND APPROVED:

SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated February 15, 2018

between Shile A Magee Danielle L Magee ("Buyer")  
Buyer  
and Maddox Family LLC ("Seller")  
Seller  
concerning 7477 Lat 15 Pressentin Ranch Dr Concrete WA 98237 (the "Property")  
Address City State Zip

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

This disclosure applies to parcels designated or within 1/4 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentic in: Shile A Magee 02/15/2018  
Buyer Date  
Authentic in: Danielle L Magee 02/15/2018  
Buyer Date  
Authentic in: [Signature] 2/15/18  
Seller Date