

When recorded return to:
Carl T. Kiepe III
25172 Lake Cavanaugh Road
Mount Vernon, WA 98274



201808170038

08/17/2018 10:40 AM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

Recorded at the request of:
Guardian Northwest Title
File Number: 116377

Statutory Warranty Deed

116377
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Michael L. Forthun and Joanne Forthun, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Carl T. Keipe III, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: Lot 6, Pressentin Creek Wilderness Div. 2

Tax Parcel Number(s): P68112, 3969-000-006-0007

Lot 6, "PRESSENTIN CREEK WILDERNESS DIV. NO. 2", as per plat recorded in Volume 9 of Plats, Pages 38 and 39, records of Skagit County, 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 8.13.18

Michael Forthun

Joanne Forthun

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018 3624
AUG 17 2018

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$663.60
Skagit Co. Treasurer
By Deputy

I certify that I know or have satisfactory evidence that Michael Forthun and Joanne Forthun, 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: 8.13.18

Printed Name: Elizabeth Galbreath
Notary Public in and for the State of Washington
Residing at Cannon Island
My appointment expires: 3.20.21



Exhibit A

EXCEPTIONS:

A. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Pressentin Creek Wilderness Div. No. 2
Recorded: June 13, 1967
Auditor's No.: 700558

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

Recorded: October 6, 1967
Auditor's No.: 705351
Executed By: Freeman G. Macomber and Doris C. Macomber, husband and wife

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED BY THE FOLLOWING:

Declaration Dated: October 27, 1995 and June 16, 2011
Recorded: October 27, 1995 and June 20, 2011
Auditor's No.: 9510270068 and 201106200142

C. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek herein named, or its banks, or which may result from such change in the future.

River/Creek: Pressentin Creek

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Patricia R. Comack
Dated: March 24, 2010
Recorded: March 29, 2010
Auditor's No.: 201003290120
Purpose: Septic tank and drainfield
Area Affected: A Northerly portion of said Lot 6

E. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES AND ENCROACHMENTS, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey for Patrick Godfrey
Recorded: April 7, 2010
Auditor's No.: 201004070057

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

F. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS,
CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: June 28, 2010
Auditor's No.: 201006280082
Regarding: Protected Critical Area Site Plan

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.