



201905310038

05/31/2019 10:42 AM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

When recorded return to:

Robert Warner and Patrica Warner
525 East Hazel Avenue
Burlington, WA 98233

STATUTORY WARRANTY DEED

19-1375
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Larry W. McClendon and Julie L. McClendon, husband and wife, 12913 49th Drive
Southeast, Everett, WA 98208,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Robert Warner and Patrica Warner, a married couple

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Lot 11, Presentin Ranch

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 "B"
attached hereto

Tax Parcel Number(s): P121845 & 4839-000-011-0000

Dated: 5/22/19

Larry McClendon
Larry W. McClendon

Julie McClendon
Julie L. McClendon

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20192066
MAY 31 2019

Amount Paid \$1,251.⁰⁰
Skagit Co. Treasurer
By m. am Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 19-1375-KH

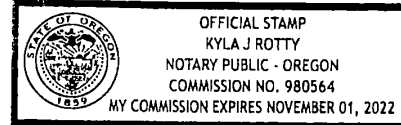
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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Larry W. McClendon and Julie L. McClendon is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 29th day of May, 2019


Signature



Umpqua Bank ^{K2} ~~CSA~~
Title

My appointment expires: Nov 01, 2022

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 7456 Pressentin Ranch Drive, Concrete, WA 98237
Tax Parcel Number(s): P121845 & 4839-000-011-0000

Property Description:

Lot 11, "PLAT OF PRESSENTIN RANCH", recorded on August 9, 2004, under Auditor's File No. 200408090115, records of Skagit County, Washington.

TOGETHER WITH an Easement for ingress, and utilities as delineated on the face of said plat.

Situate in the County of Skagit, State of Washington.

Statutory Warranty Deed
LPB 10-05

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EXHIBIT B

19-1375-KH

1. 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 named Pressentin Ranch recorded August 9, 2004 as Auditor's File No. 200408090115.

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".

2. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Jerry Hammer and H & H Investment Properties, LLC, recorded August 9, 2004 as Auditor's File No. 200408090116.

3. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded March 6, 2002, as Auditor's File No. 200203060096.

4. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded March 6, 2002, as Auditor's File No. 200203060097.

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

6. Lot certification, including the terms and conditions thereof, recorded June 29, 2007 as Auditor's File No. 200706290223. Reference to the record being made for full particulars. The company makes no determination as to its affects.

7. Title notification that the subject property is adjacent to property designated Natural Resource lands by Skagit county executed by Larry W. McClendon, recorded August 7, 2007 as Auditor's File No. 200708070098. Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.

8. Title notification that the subject property is adjacent to property designated Special Flood Hazard Area lands by Skagit county executed by Larry W. McClendon dated, recorded August 7, 2007 as Auditor's File No. 200708070099. Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.

9. Assessment for Account No. P121845 by Local Utility District (LUD) No. 27 in PUD No. 1 of Skagit County and Public Utility District No. 1 of Skagit County, State of Washington, recorded March 14, 2006 as Auditor's File No. 200603140115.

Public Utility District No. 1 of Skagit County should be contacted for information regarding current status of said account. Public Utility District No.1 of Skagit County is located at 1415 Freeway Drive, Mount Vernon, WA 98273. Or can be reached by calling #(360) 424-7104.

Statutory Warranty Deed
LPB 10-05

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