

When recorded return to:

Patricia and Robert Warner
525 East Hazel Avenue
Burlington, WA 98237



201908010020

08/01/2019 10:03 AM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

Filed for Record at Request of
Curtis, Casteel & Palmer, PLLC
Escrow Number: C1900978M

CHICAGO TITLE
020039230

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 Patricia Warner and Robert Warner, a Married Couple the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
LT 12, Pressentin Ranch, REC NO. 200408090115


For Full Legal See Attached Exhibit "A"

Subject to: Covenants, conditions and restrictions of record, if any, attached hereto by Exhibit "A"

Tax Parcel Number(s): P121846/4839-000-012-0000

Dated July 29, 2019

Maddox Family, LLC


By: Matthew D. Johnson, Authorized Signer

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 3245

AUG 01 2019

Amount Paid \$ 894.82
Skagit Co. Treasurer
By HTB Deputy

STATE OF Washington }
COUNTY OF Snohomish } SS:

I certify that I know or have satisfactory evidence that Matthew D. Johnson

he is 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: 7/30/19




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 12, PLAT OF PRESENTIN RANCH, according to the plat thereof, recorded August 9, 2004, under Auditor's File No. 200408090115, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

SUBJECT TO:

Easement, including the terms and conditions thereof, granted by instrument(s);

Recording Date: May 8, 1973
Recording No.: 784691
For: Road purposes
Affects: 60-foot road which exists in said plat

Easement, including the terms and conditions thereof, granted by instrument(s);

Recording No.: 784691
Recording No.: 782728
For: Road and power line
Affects: A strip 20-feet in width over and across a portion of said plat

Public and private easements, if any, over vacated portion of said premises.

Easement, including the terms and conditions thereof, granted by instrument(s);

Recording Date: March 6, 2002
Recording No.: 200203060096
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line

Easement, including the terms and conditions thereof, granted by instrument(s);

Recording Date: March 6, 2002
Recording No.: 200203060097
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line

Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: August 9, 2004
Recording No.: 200408090116

Liens and charges as set forth in the above mentioned declaration,

Payable to: Pressentin Ranch Homeowner's Association

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

Special Flood Hazard Area and the terms and conditions thereof:

Dated: October 22, 2015
Recording Date: October 22, 2015
Recording No.: 201510220022

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 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."

City, county or local improvement district assessments, if any.

Assessments, if any, levied by Pressentin Ranch Homeowner's Association.