



201908160116

08/16/2019 03:34 PM Pages: 1 of 4 Fees: \$105.50  
Skagit County Auditor

When recorded return to:

Bryan Kahler and Shelley Kahler  
9153 East Pressentin Drive  
Concrete, WA 98237

STATUTORY WARRANTY DEED

19-2766  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Carl T. Keipe, III, as his separate estate, 25172 Lake Cavanaugh Rd  
Mount Vernon, WA 98274

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Bryan Kahler and Shelley Kahler, 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: Property 1:  
Lot 6, Pressentin Creek Wilderness Div 2

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): P68112 & 3969-000-006-0007

Dated: 8-15-19

Carl T. Keipe III  
Carl T. Keipe, III

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20193494  
AUG 16 2019

Amount Paid \$ 5202.60  
Skagit Co. Treasurer  
By BT Deputy

Statutory Warranty Deed  
LPB 10-05

Order No.: 19-2766-KH

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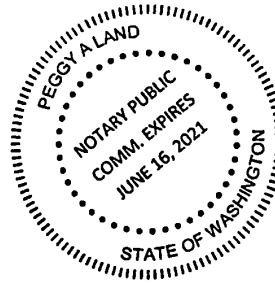
STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Carl T. Keipe, III 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: 15<sup>th</sup> day of August, 2019

Peggy A. Land  
Signature  
Escrow Assistant  
Title

My appointment expires: June 16, 2021



**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 9153 East Pressentin Drive, Concrete, WA 98237

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

**Property Description:**

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

Statutory Warranty Deed  
LPB 10-05

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**EXHIBIT B**

19-2766-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 Creek Wilderness Div. No. 2 recorded June 13, 1967 as Auditor's File No. 700558.

2. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Freeman G. Macomber and Doris C. Macomber, husband and wife, recorded October 6, 1967 as Auditor's File No. 705351.

Above covenants, conditions and restrictions were amended and recorded October 27, 1995 and June 20, 2011 as Auditor's File No. 9510270068 and 201106200142.

3. 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

4. Easement, affecting a portion of subject property for the purpose of Septic tank and drainfield including terms and provisions thereof granted to Patricia R. Comack recorded March 29, 2010 as Auditor's File No. 201003290129

5. 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 Survey for Patrick Godfrey recorded April 7, 2010 as Auditor's File 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".

6. Regulatory notice/agreement regarding Protected Critical Area Site Plan that may include covenants, conditions and restrictions affecting the subject property, recorded June 28, 2010 as Auditor's File No. 201006280082 .

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.

7. Lot certification, including the terms and conditions thereof, recorded October 22, 2018 as Auditor's File No. 201810220119. Reference to the record being made for full particulars. The company makes no determination as to its affects.

Statutory Warranty Deed  
LPB 10-05

Order No.: 19-2766-KH

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