



202001090105

01/09/2020 03:24 PM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

When recorded return to:

Key-P Construction LLC
25172 Lake Cavanaugh Road
Mount Vernon, WA 98274

GUARDIAN NORTHWEST TITLE CO.
STATUTORY WARRANTY DEED 19-3426

THE GRANTOR(S) Leon Gifford, a single man, PO Box 33, Marblemount, WA 98267,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Key-P Construction LLC, a Washington Limited Liability Company

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

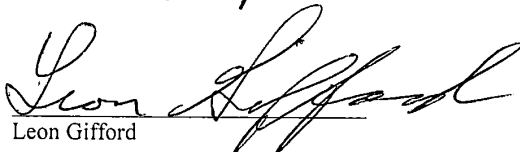
Lot 5, "Pressentin Creek Wilderness Div. No. 2," as per plat recorded in Volume 9 of Plats, pages 38 and 39, records of Skagit County, Washington.

Situate in the County of Skagit, State of 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

Tax Parcel Number(s): P68111 & 3969-000-005-0008

Dated: 1/9/20


Leon Gifford

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2020 49
JAN 09 2020

Amount Paid \$ 916.50
Skagit Co. Treasurer
By [Signature] Deputy

Statutory Warranty Deed
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Order No.: 19-3426-MM

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Leon Gifford 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: 9 day of January, 2020

Mary Miller
Signature

Notary Public
Title

My appointment expires: 01.19.2022

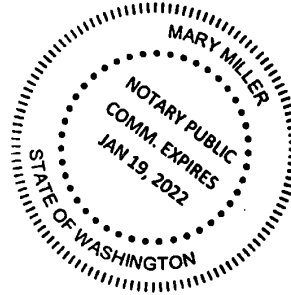


EXHIBIT A

19-3426-MM

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. (A) Unpatented mining claims.
(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.
(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.
(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
3. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.
4. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
5. Easements, claims of easement or encumbrances which are not shown by the public records.
6. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
7. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.
8. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.
9. 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 Division No. 2 recorded June 13, 1967 as Auditor's File No. 700558.

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".
10. 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 as Auditor's File No. 9510270068.

Above covenants, conditions and restrictions were amended and recorded June 20, 2011 as Auditor's File No. 201106200142.
11. Easement, affecting a portion of subject property for the purpose of construction, reconstruction, use and maintenance of a road and/or roads for the purpose of providing ingress to and egress from lands now owned by

Statutory Warranty Deed
LPB 10-05

the respective parties for timber management and water system maintenance including terms and provisions thereof granted to Crown Pacific Limited Partnership recorded August 11, 1995 as Auditor's File No. 9508110066

12. 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".

13. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: June 18, 2007
Auditor's File. No.: 200706180174

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

Recorded: May 2, 2008
Auditor's File No.: 200805020035
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.

15. 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 Pressentin Creek, or its banks, or which may result from such change in the future.

16. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of Pressentin Creek.

17. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)