

When recorded return to:

Rebecca J. Wilson
P.O. Box 321
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2916

Aug 03 2020

Amount Paid \$3605.00

Skagit County Treasurer

By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620043195

Escrow No.: 620043195

STATUTORY WARRANTY DEED

THE GRANTOR(S) Edward L. Rayfield, a married man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Rebecca J. Wilson, an unmarried person

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

LOT 12, PRESSENTIN CREEK WILDERNESS, SUBDIVISION NO. 1, SKAGIT COUNTY,
WASHINGTON, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 47, RECORDS OF
SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P68089/3968-000-012-000

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: July 23, 2020

Edward L. Rayfield
Edward L. Rayfield

Joan K. Rayfield
Joan K. Rayfield

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Edward L. Rayfield and Joan K. Rayfield are the persons who appeared before me, and said persons acknowledged that she signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 24, 2020

Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Arbutus
My appointment expires: 10/27/2022

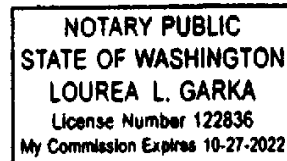


EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s):

Recording Date: October 3, 1956
Recording No.: 542374
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line
Note: Exact location and extent of easement is undisclosed of record

2. 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 Pressentin Creek Wilderness Subdivision No. 1, recorded in Volume 8 of Plats, Page 47:

Recording No: 633956

3. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law:

Recording Date: June 28, 1963
Recording No.: 637763

AMENDED by instrument(s):

Recording No.: 9510270068
Recording No.: 201106200142

4. Lien of assessments levied pursuant to the Declaration, any amendments thereto, and any applicable statutes for Pressentin Creek Community Club, Inc..

5. Agreement, including the terms and conditions thereof:

Between: Crown Pacific Limited Partnership and Pressentin Creek Wilderness
Community
Recording Date: August 11, 1995
Recording No.: 9508110066
Regarding: Reciprocal Road Use Easement

6. Title Notification and the terms and conditions thereof

EXHIBIT "A"

**Exceptions
(continued)**

Recording Date: October 10, 2003
Recording No.: 200310100314

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. City, county or local improvement district assessments, if any.
9. 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."