

When recorded return to:
Raymond May
227 133rd Street SE
Everett, WA 98208

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620043972

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3156

Aug 17 2020

Amount Paid \$1093.00
Skagit County Treasurer
By Bridget Ibarra Deputy

CHICAGO TITLE CO.
620043972
STATUTORY WARRANTY DEED

THE GRANTOR(S) Right Way LLC, a Washington limited liability company

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

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

LOT 22, PLAT OF PRESENTIN RANCH, ACCORDING TO THE PLAT THEREOF, RECORDED
AUGUST 9, 2004, UNDER AUDITOR'S FILE NO. 200408090115, RECORDS OF SKAGIT
COUNTY, WASHINGTON.

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

Tax Parcel Number(s): P121856 / 4839-000-022-0000


Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 13, 2020

Right Way LLC

BY: 
Ed Clark
ManagerState of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Ed Clark is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Manager of Right Way LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.


Dated: 8/17/2020
Name: Marissa Skarp
Notary Public in and for the State of WA
Residing at: Hamwood
My appointment expires: 3/2/2021

EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Valleys West
Purpose: Power Lines
Recording Date: March 30, 1973
Recording No.: 782728
Affects: Portion of said premises and includes other property

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted and reserved in a document:

Reserved By: Valleys West
Granted to: Pressentin Et al
Purpose: Road, ingress and egress
Recording Date: May 8, 1973
Recording No.: 784691
Affects: Private Roads and Wilderness Drive

Note: Matters contained disclose among other things, road maintenance agreement, cost and charges. Reference is hereby made to said document for full particulars.

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

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy
Purpose: Electric transmission and/or distribution line,
together with necessary appurtenances
Recording Date: March 6, 2002
Recording No: 200203060096
Affects: Portion of said premises

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line,
together with necessary appurtenances
Recording Date: March 6, 2002
Recording No: 200203060097
Affects: Portion of said premises

EXHIBIT "A"**Exceptions
(continued)**

6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 said Plat of Pressentin Ranch:

Recording No: 200408090115

7. 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

8. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Pressentin Ranch Community Association
and Wilderness Village Community Association
Recording Date: May 8, 1973 and August 9, 2004
Recording No.: 784691
Recording No.: 200408090116

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

EXHIBIT "A"

Exceptions
(continued)

you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

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