

When recorded return to:
Janet M. Koopsen
PO Box 35
Hamilton, WA 98255

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3883

Sep 25 2020

Amount Paid \$1285.00

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

Escrow No.: 620044363

CHICAGO TITLE
620044363

STATUTORY WARRANTY DEED

THE GRANTOR(S) Igor Bula and Irina Bula, Husband and Wife

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

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

Lot 28, Plat of Pressentin Ranch, recorded on August 9, 2004, under Auditor's File No.
200408090115, 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): P121862 / 4839-000-028-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)


Dated: September 22, 2020



Igor Bula

Irina BulaState of California
County of Sacramento

I certify that I know or have satisfactory evidence that Igor Bula and Irina Bula are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9/23/2020

Name: Austin Jordan Gomez
Notary Public in and for the State of California
Residing at: _____
My appointment expires: 10/11/22

EXHIBIT "A"
Exceptions

1. 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
2. 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
3. Public and private easements, if any, over vacated portion of said premises.
4. 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
5. 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
6. 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
7. Liens and charges as set forth in the above mentioned declaration,
Payable to: Pressentin Ranch Homeowner's Association

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

8. 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 PRESSENTIN RANCH:**

Recording No: 200408090115

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."

10. City, county or local improvement district assessments, if any.
11. Assessments, if any, levied by Presentin Ranch Homeowner's Association.
12. Plat Lot of Record Certification and the terms and conditions thereof

Recording Date: September 8, 2020
Recording No.: 202009080211