

**When recorded return to:**  
Scott Wrigh  
9153 East Pressentin Drive  
Concrete, WA 98237

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620045041

**CHICAGO TITLE**  
620045041

### **STATUTORY WARRANTY DEED**

THE GRANTOR(S) Bryan Kahler and Shelley Kahler, a married couple

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

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

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

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

Lot(s): 6 PRESSENTIN CREEK WILDERNESS DIV 2

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

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX


Affidavit No. 2020-5441

**Dec 21 2020**

Amount Paid \$5525.00  
Skagit County Treasurer  
By Bridget Ibarra Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: December 17, 2020



Bryan Kahler




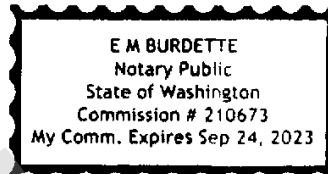
Shelley Kahler

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Bryan Kahler <sup>EMB</sup> and ~~Shelley Kahler~~ 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: 12.17.2020

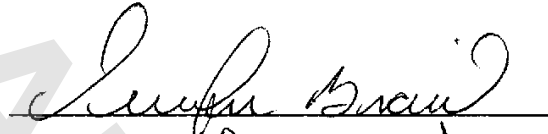
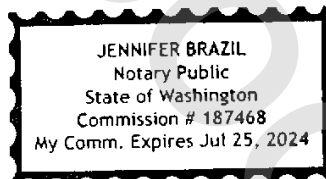
  
Name: E.M. Burdette  
Notary Public in and for the State of Wash.  
Residing at: Burlington WA  
My appointment expires: 9.24.2023



State of WACounty of Skagit

I certify that I know or have satisfactory evidence that

Shelley Kahler  
\_\_\_\_\_ is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: 12-18-2020Name: Jennifer BrazilNotary Public in and for the State of WAResiding at: Skagit CountyMy appointment expires: 7-25-2024

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P68112 / 3969-000-006-0007**

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Lot 6, "Pressentin Creek Wilderness Div. No. 2," according to the plat thereof, recorded in Volume 9 of Plats, Pages 38 and 39, records of Skagit County, Washington.

Situate in Skagit County, State of Washington.

## EXHIBIT "B"

### Exceptions

1. 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 PRESENTIN CREEK WILDERNESS DIV 2:

Recording No: 700558

2. 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: October 6, 1967

Recording No.: 705351

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 27, 1995

Recording No.: 9510270068

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 20, 2011

Recording No.: 201106200142

3. Lien of assessments levied pursuant to the Declaration for Pressentin Creek Community Club, Inc. to the extent provided for by Washington law.

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

Granted to: Patricia R. Comack

Purpose: Septic tank and drainfield

Recording Date: March 29, 2010

Recording No.: 201003290120

Affects: Northerly portion of Lot 6

5. 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,

**EXHIBIT "B"****Exceptions  
(continued)**

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 Survey:

Recording No: 201004070057

6. Protected Critical Area Site Plan and the terms and conditions thereof:

Recording Date: June 28, 2010  
Recording No.: 201006280082

7. Plat Lot of Record Certification and the terms and conditions thereof:

Recording Date: October 22, 2018  
Recording No.: 201810220119

8. Any question that may arise due to shifting and changing in the course, boundaries or high water line of Pressentin Creek.
9. Rights of the State of Washington in and to that portion, if any, of the Land which lies below the line of ordinary high water of Pressentin Creek.
10. Any prohibition or limitation of use, occupancy or improvement of the Land resulting from the rights of the public or riparian owners to use any portion which is now or was formerly covered by water.
11. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.
12. 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,

**EXHIBIT "B"**

**Exceptions  
(continued)**

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."

13. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof, Indian treaty or aboriginal rights.
14. City, county or local improvement district assessments, if any.
15. Dues, charges and/or assessments, if any, levied by Pressentin Creek Community Club, Inc..