

**When recorded return to:**  
William J. Stidman and Melissa Stidman  
7438 Pressentin Ranch 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.: 620048815

**CHICAGO TITLE CO.**  
*620048815*

### STATUTORY WARRANTY DEED

THE GRANTOR(S) John Cunradi, an unmarried person and Lisa Cunradi, an unmarried person, as joint tenants in common

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to William J. Stidman and Melissa Stidman, husband and wife

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.)

LT. 9, PRESSENTIN RANCH

Tax Parcel Number(s): P121843 / 4839-000-009-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4305

Sep 17 2021

Amount Paid \$8717.00

Skagit County Treasurer

By Josie Bear Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: September 8, 2021

John Cunradi

Lisa Cunradi

State of Florida

County of Brevard

I certify that I know or have satisfactory evidence that

Lisa Cunradi, who appeared by physical presence

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. 10 provided - WA DL

Dated: September 10, 2021



Name: Paula Cottrell  
Notary Public in and for the State of Florida  
Residing at: Brevard County  
My appointment expires: July 20, 2025

## STATUTORY WARRANTY DEED

(continued)

Dated: September 8, 2021

  
John Cunradi\_\_\_\_\_  
Lisa CunradiState of FLORIDACounty of NESTON

I certify that I know or have satisfactory evidence that

John Cunradi  
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: 9/10/21Name: HAROLD GRIFFINNotary Public in and for the State of FLORIDAResiding at: 1589 Conch Ave, SEASIDE, FL 32083My appointment expires: 6/13/22

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P121843 / 4839-000-009-0000**

LOT 9, "PLAT OF PRESENTIN RANCH, " RECORDED ON AUGUST 9, 2004, UNDER AUDITOR'S  
FILE NO. 200408090115, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS, AND UTILITIES AS DELINEATED ON  
THE FACE OF SAID PLAT.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: May 8, 1973  
Auditor's No(s): 784691, records of Skagit County, Washington  
For: Road purposes  
Affects: 60-foot road which exists in said plat
2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded:  
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);  
Recorded: March 6, 2002  
Auditor's No(s): 200203060096, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: Portion of said plat
5. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: March 6, 2002  
Auditor's No(s): 200203060097, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: Portion of said plat
6. 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 the Plat of Pressentin Ranch:  
  
Recording No: 200408090115

**EXHIBIT "B"**

Exceptions  
(continued)

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), as provided for under Washington law and in instrument set forth below:

Imposed by: Pressentin Ranch Homeowners Association  
Recording Date: August 9, 2004  
Recording No.: 200408090116

9. Skagit County Planning & Development Services and the terms and conditions thereof:

Recording Date: April 28, 2006  
Recording No.: 200604280158

10. Title Notification Special Flood Hazard Area and the terms and conditions thereof:

Recording Date: June 7, 2006  
Recording No.: 200606070105

11. 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

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

NR Lands."

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