

When recorded return to:

Madeline Kesten and Stephen Murray
10600 10th Place NE
Seattle, WA 98125

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620049911

CHICAGO TITLE CO.
620049911

STATUTORY WARRANTY DEED

THE GRANTOR(S) Beth A. Costa and Cheryl Ann Allen, 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 Madeline Kesten and Stephen Murray, a married couple

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 12, "PRESSENTIN CREEK WILDERNESS, DIV NO. 2"

Tax Parcel Number(s): P68121\3969-000-012-0009

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5419

Nov 29 2021

Amount Paid \$4485.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

(continued)

Dated:

11/29/2021

Beth A. Costa

Cheryl Ann Allen

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Beth A. Costa and Cheryl Ann Allen 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: November 29, 2021

Name: Alysia Hudson
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 03-01-2024

NOTARY PUBLIC STATE OF WASHINGTON ALYSIA HUDSON License Number 183699 My Commission Expires 03-01-2024
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EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P68121\3969-000-012-0009

LOT 12, "PRESENTIN CREEK WILDERNESS, DIVISION NO. 2", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGES 38 AND 39, RECORDS OF SKAGIT COUNTY, STATE OF WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. 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 PLAT OF PRESENTIN CREEK WILDERNESS DIV. NO. 2:

Recording No: 700558

2. Covenants, conditions and restrictions 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. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in various instruments of record;

Recorded: July 22, 1969
Recording No.: 728957
Imposed By: Presentin Creek Community Club, Inc.

4. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington
Recording No.: 586327

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

Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.

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

In favor of: Skagit County
Purpose: Enter, use and improve
Recording Date: August 20, 1976
Recording No.: 841189
Affects: Lots 1-16

6. Permit and the terms and conditions thereof:

Recording Date: November 5, 1982
Recording No.: 8211050028

Modification

Recording Date: November 5, 1982
Recording No.: 8211050029

7. Any question that may arise due to shifting or change in the course, boundaries or high water line of Pressentin Creek or due to prior shifting or changing of the course, boundaries or high water line; and rights of the State of Washington in and to that portion of said Land, if any, lying in the bed or former bed of Pressentin Creek.
8. 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.
9. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.
10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
11. City, county or local improvement district assessments, if any.
12. Assessments, if any, levied by Pressentin Creek Community Club.
13. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

EXHIBIT "B"Exceptions
(continued)

"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."

14. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.