

When recorded return to:

Melinda Torres
Melinda Lowe Torres, as trustee of the Elizabeth
Husmann Special Needs Trust
5216 S 3rd Ave Unit B
Everett, WA 98203

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620050845

CHICAGO TITLE
620050845

STATUTORY WARRANTY DEED

THE GRANTOR(S) Darryl Alvin Bauer and Kelly Dawn Bauer, Trustees of the Darryl Alvin Bauer and Kelly Dawn Bauer Trust Dated December 13, 2021

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Melinda Lowe Torres, as trustee of the Elizabeth Husmann Special Needs Trust

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 25, "PRESENTIN CREEK WILDERNESS DIV. NO. 2"

Tax Parcel Number(s): P68137 / 3969-000-025-0012

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20222382

Jun 08 2022

Amount Paid \$1205.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 1, 2022

Darryl Alvin Bauer and Kelly Dawn Bauer, Trustees of the Darryl Alvin Bauer and Kelly Dawn Bauer Trust Dated December 13, 2021

BY: Darryl Alvin Bauer
Darryl Alvin Bauer
Trustee

BY: Kelly Dawn Bauer
Kelly Dawn Bauer
Trustee

State of Washington
County of Skagit

This record was acknowledged before me on 6-3-2022 by
Darryl Alvin Bauer and Kelly Dawn Bauer

as Trustees of
Darryl Alvin Bauer and Kelly Dawn Bauer Trust

Jennifer Brazil
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 7-25-2024

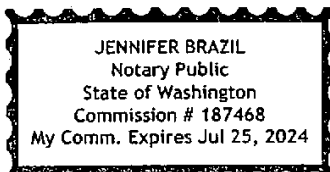


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P68137 / 3969-000-025-0012

LOT 25, "PRESENTIN CREEK WILDERNESS DIV. NO. 2," ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGE(S) 38 AND 39, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 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

Recorded: October 6, 1967

Recording No: 705351, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: October 27, 1995 and June 20, 2011

Recording No: 9510270068

Recording No: 201106200142
records of Skagit County, Washington

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: August 11, 1969

Recording No: 729748

Imposed By: Presentin Creek Community Club, Inc.

4. Waiver and Covenant not to sue and the terms and conditions thereof:

Recording Date: May 18, 1990

Recording No.: 9005180087

5. 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

EXHIBIT "B"Exceptions
(continued)

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."

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