

When recorded return to:
Tessa R. Sarkies
9081 West Presentin Drive
Concrete, WA 98237

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

620051951

Escrow No.: 620051951

STATUTORY WARRANTY DEED

THE GRANTOR(S) Liam Coughlan, a married man as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Tessa R. Sarkies, an unmarried person

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

LOT 31, "PRESSENTIN CREEK WILDERNESS DIV. NO 2", AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 38 AND 39, 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): P68143 / 3969-000-031-0014

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20222866

Jul 12 2022

Amount Paid \$4405.00
Skagit County Treasurer
By Josie Bear Deputy

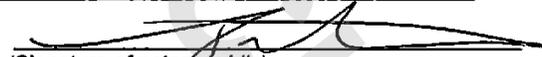
STATUTORY WARRANTY DEED
(continued)

Dated: July 4, 2022


Liam Coughlan

Province of British Columbia
City of Vancouver

This record was acknowledged before me on July 4, 2022 by
Liam Coughlan


(Signature of notary public)
Notary Public in and for the Province of B.C.
My commission expires: n/a - Permanent Commission

ARTI SOOD, NOTARY PUBLIC
14 East Broadway
Vancouver, BC V5T 1V6
(604) 879-8319

EXHIBIT "A"
Exceptions

1. Terms and conditions contained in instrument:

Recording Date: October 8, 1969
Recording No.: 731785
Recording No.: 731786
For: Preventing contamination of water supply

2. 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

3. 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 the Plat of Pressentin Creek Wilderness Div 2:

Recording No: 700558

4. 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

EXHIBIT "A"Exceptions
(continued)

5. 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: Presentin Creek Community Club, Inc.

6. 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."

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