

When recorded return to:  
Kevin Theodore Moser and Bret Tideman  
519 27th Avenue  
Seattle, WA 98122

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

701 5th Avenue, Suite 2700  
Seattle, WA 98104

**CHICAGO TITLE COMPANY**  
**620052655**

Escrow No.: 0244946-OC

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Stephen Murray and Madeline Kesten, 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 Kevin Moser and Bret Tideman, a married couple

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

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

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

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

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

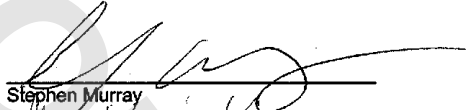


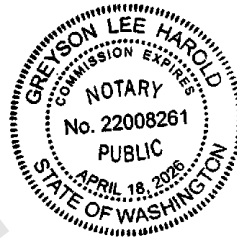
Affidavit No. 20223895

Sep 21 2022

Amount Paid \$4645.00  
Skagit County Treasurer  
By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: September 13, 2022

  
\_\_\_\_\_  
Stephen Murray  
\_\_\_\_\_  
Madeline KestenState of WACounty of KINGThis record was acknowledged before me on 9.16.22 by Stephen Murray and Madeline Kesten.  
\_\_\_\_\_  
(Signature of notary public)  
Notary Public in and for the State of WA  
My commission expires: 04.18.26

## EXHIBIT "A"

### Exceptions

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully incorporated herein.

1. 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  
  
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.
2. 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. No. 2:  
Recording No: 700558
3. 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
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: July 22, 1969  
Recording No.: 728957
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  
The Revised Permit is recorded under Recording No. 8211050029.
7. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the

**EXHIBIT "A"**Exceptions  
(continued)

- body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
  9. 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."