

When recorded return to:

LaSean Summer Murray and Pheng Yang  
4711 North Hannibal Street  
Denver, CO 80239

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20236278

Apr 27 2023

Amount Paid \$7109.00  
Skagit County Treasurer  
By Lena Thompson Deputy

GNW 23-17745

## STATUTORY WARRANTY DEED

THE GRANTOR(S) Scott Wright, a single person as his separate estate,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to LaSean Summer Murray, an unmarried woman, and Pheng Yang, an unmarried man

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

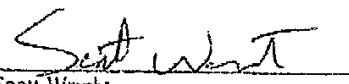
Abbreviated legal description:

Lot 6, Pressentin Creek Wilderness Div 2

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P68112; 3969-000-006-0007

Dated: 4/27/23

  
Scott Wright

Statutory Warranty Deed  
LPB 10-05

Order No.: 23-17745-KH

Page 1 of 5

~~STATE OF WASHINGTON~~  
~~COUNTY OF SKEWEE~~

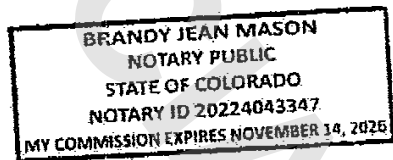
I certify that I know or have satisfactory evidence that Scott Wright is the person who appeared before me and said person acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Signature

Title

My commission expires:

11/14/2026



**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 9153 East Presentin Drive, Concrete, WA 98237  
Tax Parcel Number(s): P68112; 3969-000-006-0007

**Property Description:**

Lot 6, "PRESSENTIN CREEK WILDERNESS DIV. NO. 2", as per plat recorded in Volume 9 of Plats, Pages 38 and 39, records of Skagit County, Washington.

**EXHIBIT B**

23-17745-KH

2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

3. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

6. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records. (Said Exception will not be included on Extended Coverage Policies)

9. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)

10. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Pressentin Creek Wilderness Div. No. 2 recorded June 13, 1967 as Auditor's File No. 700558.

11. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Freeman G. Macomber and Doris C. Macomber, husband and wife, recorded October 6, 1967 as Auditor's File No. 705351.

Above covenants, conditions and restrictions were amended and recorded October 27, 1995 and June 20, 2011 as Auditor's File No. 9510270068 and 201106200142.

12. Any adverse claim by reason of any change in the location of the boundaries of said premises which may

Statutory Warranty Deed  
LPB 10-05

have resulted from any change in the location of the River/Creek herein named, or its banks, or which may result from such change in the future. River/Creek: Pressentin Creek

13. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of Pressentin Creek.

14. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

15. Easement, affecting a portion of subject property for the purpose of Septic tank and drainfield including terms and provisions thereof granted to Patricia R. Comack recorded March 29, 2010 as Auditor's File No. 201003290120

16. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Survey for Patrick Godfrey recorded April 7, 2010 as Auditor's File No. 201004070057.

17. Regulatory notice/agreement regarding Protected Critical Area Site Plan that may include covenants, conditions and restrictions affecting the subject property, recorded June 28, 2010 as Auditor's File No. 201006280082 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

18. Lot certification, including the terms and conditions thereof, recorded October 22, 2018 as Auditor's File No. 201810220119. Reference to the record being made for full particulars. The company makes no determination as to its affects.

19. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resources Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded {recordingInfo1} as Auditor's File No. 202012210124 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.