

When recorded return to:
Kenneth Adams and Jane Adams
9168 West Pressentin Drive
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20237311
Jul 18 2023
Amount Paid \$6965.00
Skagit County Treasurer
By Shannon Burrow Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

CHICAGO TITLE COMPANY
620053805

Escrow No.: 245457530

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael Paul Fagan and Angela Mae Fagan, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable
consideration
in hand paid, conveys and warrants to Kenneth Adams and Jane Adams, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 35, "PRESSENTIN CREEK WILDERNESS DIV. NO. 2", AS PER PLAT 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.

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

Tax Parcel Number(s): P68148,

Subject to:

Exhibit "A"

STATUTORY WARRANTY DEED
(continued)

Dated: June 28, 2023

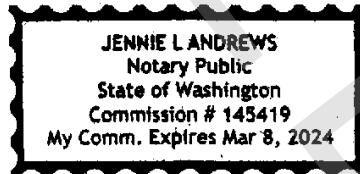
Michael Paul Fagan
Michael Paul Fagan

Angela Mae Fagan
Angela Mae Fagan

State of Washington

County of Skagit

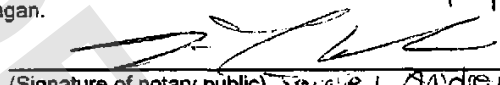
Jennie L Andrews
(Signature of notary public) Jennie L Andrews
Notary Public in and for the State of Washington
My appointment expires: 03/08/2024
Resides in: Island County



ACKNOWLEDGMENT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:
Statutory Warranty Deed

State of Washington
County of Snohomish

This record was acknowledged before me on 07/14/2023 by Michael Paul Fagan and Angela Mae Fagan.


(Signature of notary public) Jennie L. Andrews
Notary Public in and for the State of Washington
My commission expires: 03/08/2024
Resides in: Island County

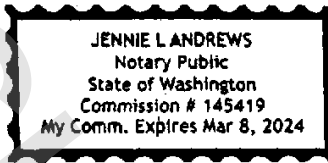


Exhibit "A"

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

In favor of:	Puget Sound Power & Light Company, a Massachusetts corporation
Purpose:	Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date:	October 3, 1956
Recording No.:	<u>542374</u>
Affects:	Portion of said premises

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, restrictions and easements 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.:	<u>705351</u>

Modification(s) of said covenants, conditions and restrictions

Recording Date:	October 27, 1995
Recording No.:	<u>9510270068</u>

Modification(s) of said covenants, conditions and restrictions

Recording Date:	June 20, 2011
Recording No.:	<u>201106200142</u>

4. Title Notification and the terms and conditions thereof:

Recording Date:	August 6, 2004
Recording No.:	<u>200408060162</u>

5. Mitigation Plan Public Water System Wellhead Protection Area and the terms and conditions thereof:

Recording Date:	Augusts 6, 2004
Recording No.:	<u>200408060163</u>

6. Title Notification and the terms and conditions thereof:

Recording Date:	August 11, 2004
Recording No.:	<u>200408110096</u>

7. Manufactured Home Affidavit of Affixation and the terms and conditions thereof:

Recording Date:	May 25, 2005
Recording No.:	<u>200505250055</u>

8. 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 Survey:

Recording No: 200806050095

9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

10. 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."

11. Assessments, if any, levied by Pressentin Creek Community Club, Inc..
12. City, county or local improvement district assessments, if any.