

When recorded return to:  
Colby Brenden Swanberg and Kaitlyn Nicole  
Dorsey  
9120 E Pressentin Drive  
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20249539  
Feb 09 2024  
Amount Paid \$6213.00  
Skagit County Treasurer  
By Shannon Burrow Deputy

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620055283

CHICAGO TITLE  
620055283

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Cynthia J. Rochelle, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Colby Brenden Swanberg and Kaitlyn Nicole Dorsey, a married  
couple

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

LOT 21, PRESENTIN CREEK WILDERNESS DIV. NO. 2, ACCORDING TO THE PLAT  
THEREOF, 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): P68131

Subject to:

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

## STATUTORY WARRANTY DEED

(continued)

Dated: 12/21/2023Cynthia J Rochelle, by  
Colleen Campbell, Attorney in Fact  
Cynthia J. Rochelle by Colleen Campbell as attorney in factState of California  
County of San DiegoThis record was acknowledged before me on 12-21-2023 by Colleen Campbell as Attorney in Fact of Cynthia J. Rochelle.David Rosenbaum  
(Signature of notary public)  
Notary Public in and for the State of California  
My commission expires: 11-20-2024

## EXHIBIT "A"

### 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 the 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

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

3. 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: Pressentin Creek Community Club, Inc.  
Recording Date: July 22, 1969  
Recording No.: 728957

4. Mitigation Plan including the terms, covenants and provisions thereof

Recording Date: December 2, 1997  
Recording No.: 9712020062  
Regarding: Public water system wellhead protection area

5. Waiver and Contract Not to Sue including the terms, covenants and provisions thereof

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

Recording Date: December 2, 1997  
Recording No.: 9712020063

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. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. City, county or local improvement district assessments, if any.