

**When recorded return to:**

Philip Michael Presnell and Rachel Marie Sawa,  
Trustees of the Philip Michael Presnell  
Living Trust dated December 2, 2023, and Rachel  
Marie Sawa and Philip Michael Presnell,  
Trustees of the Rachel Marie Sawa Living Trust  
dated December 2, 2023  
2304 N 44th St  
Seattle, WA 98103

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20252345  
Jul 23 2025  
Amount Paid \$7208.20  
Skagit County Treasurer  
By Lena Thompson Deputy

**BARGAIN AND SALE DEED**

Order No.: NTWA-0562404  
25-23981

THE GRANTOR(S):

**Linda Jean Castell, Personal Representative of the Estate of Robert L. Huet, deceased**

For and in consideration of \$10.00 (TEN DOLLARS AND 0/100) and other good and valuable consideration, in hand paid, bargains, sells, and conveys to

**Philip Michael Presnell and Rachel Marie Sawa, Trustees of the Philip Michael Presnell Living Trust dated December 2, 2023, and Rachel Marie Sawa and Philip Michael Presnell, Trustees of the Rachel Marie Sawa Living Trust dated December 2, 2023**

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

**Lot 18 of the certain Survey entitled "MARBLEGATE," filed October 1, 1973 in Volume 1 of Surveys, pages 16 and 17 and recorded October 1, 1973, under Auditor's File No. 791547; being a portion of Government Lot 5, Section 13, Township 35 North, Range 10 East, W.M.**

**Situate in the County of Skagit, State of Washington.**

Tax Parcel Number(s): **P45256/351013-2-001-0411**

The Grantor(s) for himself/herself/themselves and for his/her/their successors in interest do(es) by these presents expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication, and do(es) hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantor(s) and not otherwise, he/she/they will forever warrant and defend the said described real estate.

Dated: July 23, 2025

*LJC, P.R.*

The Estate of Robert L. Huet

*Linda Jean Castell, Personal Representative*

By: Linda Jean Castell, Personal Representative

UNOFFICIAL DOCUMENT

**Subject to - Deed Exception(s):**

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 MARBLEGATE recorded on October 1, 1973 as Auditor's File No. 791547.

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 Skagit River.

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.)

**COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN SAID PLAT AND IN DECLARATION OF PROTECTIVE RESTRICTIONS:**

Declaration Dated: September 21, 1973

Recorded: October 1, 1973

Auditor's No.: 791546

Executed By: Simpson Properties, Inc.

By instrument recorded October 1, 1976, and October 13, 1998, under Auditor's File Nos. 843580 and 9810130001, respectively, records of Skagit County, said covenants were modified.

**EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

Grantee: Puget Sound Power & Light Company

Purpose: Electric line right of way

Dated: April 19, 1974

Recorded: April 30, 1974

Auditor's No.: 800022

Affects: Electric lines to be located as stated and/or as may be constructed on the "Road and Utility Easement" recorded under Auditor's File No. 791546 and Survey filed under Auditor's File No. 791547, records of Skagit County.

**EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

Grantee: Puget Sound Power & Light Company, a Washington corporation

Purpose: The right to construct, operate, maintain, repair, replace and enlarge, an underground electric transmission and/or distribution system.

Area Affected: A Right-of-Way ten (10) feet in width having five (5) feet of such width on each side of a centerline described as follows:

Beginning at the Southwest corner of said property; thence along the approximate bearings and distances as follows: North 20 East, 71 feet; North 24 East, 100 feet; North 33 West, 100 feet; North 73 West, 100 feet to its terminus.

Dated: June 3, 1982

Recorded: June 8, 1982

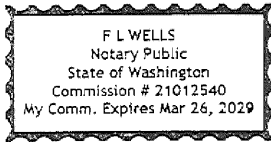
Auditor's No.: 8206080059

WASHINGTON SHORT-FORM INDIVIDUAL ACKNOWLEDGMENT  
RCW 42.45.140

State of Washington }  
County of Snohomish } ss.

This record was acknowledged before me on 07/22/2025  
Date

by Linda Jean Castell as Personal Representative of the Estate of  
Robert L. Huet, deceased.  
Name(s) of Individual(s)



[Signature] Notary Public  
Signature of Notarizing Officer  
F.L. WELLS  
Notary Public  
Title (Such as "Notary Public")

Place Notary Seal and/or Stamp Above

My commission expires: 03/26/2029

OPTIONAL

Completing this information can deter alteration of the document or  
fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Bargain and Sale Deed  
Document Date: 07/22/2025 Number of Pages: 2 + Deed  
Signer(s) Other Than Named Above: NONE  
Exceptions

