

202507310018

07/31/2025 09:54 AM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor, WA

When recorded return to:

William Harry Andersen
7582 Pressentin Court
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20252438

Jul 31 2025

Amount Paid \$10061.74
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620059095

Escrow No.: 620059095

STATUTORY WARRANTY DEED

THE GRANTOR(S) Eric Archuletta, an unmarried person and Eric Archuletta as the Personal Representative of The Estate of Camille Archuletta, deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to William Harry Andersen, an unmarried person

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

LOT 27, PLAT OF PRESENTIN RANCH ACCORDING TO THE PLAT THEREOF, RECORDED
AUGUST 9, 2004, UNDER AUDITOR'S FILE NO. 200408090115, 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): P121861 / 4839-000-027-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated:

7/29/25Eric N. Archuleta

Eric Archuleta

The Estate of Camille Archuleta, deceased

BY:

Eric N. Archuleta

Eric Archuleta

Personal Representative

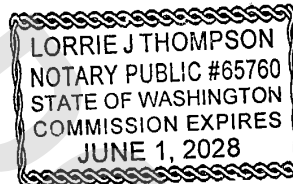
State of

Washington

County of

SKagitThis record was acknowledged before me on July 29, 2025 by Eric Archuleta.Lorrie J Thompson

(Signature of notary public)

Notary Public in and for the State of WashingtonMy appointment expires: 6-1-2028

State of

Washington

County of

SKagitThis record was acknowledged before me on July 29, 2025 by Eric Archuleta as
Personal Representative of The Estate of Camille Archuleta, deceased.Lorrie J Thompson

(Signature of notary public)

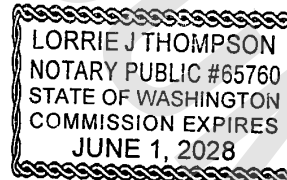
Notary Public in and for the State of WashingtonMy appointment expires: 6-1-2028

EXHIBIT "A"

Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded:
 Recording No.: 782728
 Recording No.: 784691
 records of Skagit County, Washington
 For: Road and power line
 Affects: A strip 20-feet in width over and across a portion of said plat

2. Public and private easements, if any, over vacated portion of said premises.

3. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: March 6, 2002
 Recording No.: 200203060096, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Electric transmission and/or distribution line, together with necessary appurtenances
 Affects: Portion of said plat

4. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: March 6, 2002
 Recording No.: 200203060097, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Electric transmission and/or distribution line, together with necessary appurtenances
 Affects: Portion of said plat

5. 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

 Recorded: August 9, 2004
 Recording No.: 200408090116

6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
 Recorded: August 9, 2004
 Recording No.: 200408090116, records of Skagit County, Washington
 Imposed By: Jerry Hammer, et al

7. 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,

EXHIBIT "A"Exceptions
(continued)

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 PLAT OF PRESENTIN RANCH:

Recording No: 200408090115

8. Plat Lot of record Certification and the terms and conditions thereof:

Recording Date: April 10, 2017
Recording No.: 201704100057

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."

10. City, county or local improvement district assessments, if any.

11. Temporary Fence Agreement, and the terms and conditions thereof:

Recording Date: July 14, 2025
Recording No.: 202507140096