

When recorded return to:
Max Jay Broaten
7609 Pressentin Court
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20252839
Aug 29 2025
Amount Paid \$7845.00
Skagit County Treasurer
By Kaylee Oudman Deputy

STATUTORY WARRANTY DEED

Order No.: 25-2483

Title Order No.: **400065-LT**

THE GRANTOR(S)

Pamela J. Giecek and Edward P. Giecek, ~~husband and wife~~ *wife and husband*

for and in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE
CONSIDERATION in hand paid, conveys, and warrants to

Max Jay Broaten, a single man

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

**Lot 31, "PLAT OF PRESSENTIN RANCH" recorded on 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: Lot 31, Pressentin Ranch

Tax Parcel No(s): 4839-000-031-0000, P121865

Subject to: See Exhibit A

Dated: 8/25/25Pamela J. Giecek
Pamela J. GiecekEdward P. Giecek
Edward P. GiecekSTATE OF WACounty OF Snohomish

On this day personally appeared before me Pamela J. Giecek and Edward P. Giecek, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and seal of office this 25th day of August, 20 25.DyAnn K. Bauer
Notary PublicPrinted Name: DyAnn K. BauerMy Commission Expires: 4-23-27

EXHIBIT "A"**1. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

Grantee: Puget Sound Energy, Inc., a Washington Corporation
 Purpose: The right to construct, operate, maintain, repair, replace, improve, remove, enlarge, and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity.
 Area Affected: A strip of land 10 feet in width being 5 feet on each side of a centerline generally described as follows: Beginning at a point on the Northerly line of Government Lot 9 of Section 8, Township 35 North, Range 8 East, W.M. where said line is intersected by the overhead electrical facilities as they exist on the date of this document; thence in a Southeasterly line along the existing overhead facilities to its intersection with an existing gravel road and the terminus of this line.
 Dated: February 23, 2002
 Recorded: March 6, 2002
 Auditor's No.: 200203060096

2. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington Corporation
 Purpose: One or more utility systems for purposes of transmission, distribution and sale of electricity.
 Area Affected: Easement No. 1: All streets and road rights of way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void.)
 Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights of way.
 Easement No. 3: A strip of land ten feet in width being 5 feet on each side of a centerline generally described as follows: Beginning at the intersection of Tract A of "Wilderness Village No. 1" according to the plat thereof recorded in Volume 10 of Plats, pages 48, 49 and 50, records of Skagit County, Washington with the West line of said plat within Government Lot 9 of Section 8, Township 35 North, Range 8 East, W.M.; thence in a Southwesterly direction 680 feet, more or less, to an intersection with Easement 4 set out below.
 Easement No. 4: A strip of land ten feet in width being 5 feet on each side of a centerline generally described as follows:
 Beginning at a point on the Northerly line of Government Lot 9 of Section 8, Township 35 North, Range 8 East, W.M., where said line is intersected by the overhead electrical facilities as they exist on the date of this document; thence in a Southeasterly line along the existing overhead facilities to its intersection with an existing gravel road and the beginning point of this line; thence in a Southeasterly direction 410 feet, more or less, to intersect with Easement 3 set out above.
 Dated: February 23, 2002
 Recorded: March 6, 2002
 Auditor's No.: 200203060097

3. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:
Plat/Short Plat: Plat of Presentin Ranch
Recorded: August 9, 2004
Auditor's No.: 200408090115
4. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS:
Executed By: Jerry Hammer and H & H Investment Properties, LLC
Recorded: August 9, 2004
Auditor's No.: 200408090116
5. LOT CERTIFICATION AND THE TERMS AND CONDITIONS THEREOF:
Recorded: July 12, 2005
Auditor's File No.: 200507120068
6. Title Notification and the terms and conditions thereof as recorded July 11, 2014 under Auditor's File No. 201407110052