

AFTER RECORDING MAIL TO:

Jason Rogers
9012 W. Pressentin Dr.
Sedro Woolley, WA 98284



200403220152
Skagit County Auditor

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Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-01236-04

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Brian Rogers and Teresa L. Rogers

Grantee(s): Jason R. Rogers

Abbreviated Legal:

Lot 45, Pressentin Creek Wilderness #2

Additional legal(s) on page:

Assessor's Tax Parcel Number(s): 3969-000-045-0000

THE GRANTOR Brian Rogers and Teresa L. Rogers, Husband and Wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Jason R. Rogers, a Single Person the following described real estate, situated in the County of Skagit, State of Washington

Lot 45, "Pressentin Creek Wilderness Div. No. 2", as per plat recorded in Volume 9 of Plats, pages 38 and 39, records of Skagit county, Washington.
Situate in the County of Skagit, State of Washington.

SUBJECT TO: Exhibit "A" hereto attached and made a part hereof.

Dated 3-17-04

Brian Rogers
Brian Rogers

Teresa L. Rogers
Teresa L. Rogers
#1292
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 22 2004

State of Washington }
County of Skagit } SS:

Amount Paid \$ 2180⁰⁵
By [Signature] Skagit Co. Treasurer
Deputy

I certify that I know or have satisfactory evidence that **Brian Rogers and Teresa L. Rogers**

is/are the person(s) who appeared before me, and said person(s) acknowledged that
he / she / they signed this instrument and acknowledge it to be his / her / their
free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 3/17/04

Kelli A Mayo
Kelli A. Mayo
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 6/19/2005



EXHIBIT "A"

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Co.
Purpose: Transmission line
Area Affected: Exact location undisclosed on the record
Dated: September 20, 1956
Recorded: October 3, 1956
Auditor's No.: 542374

B. Provision in the Plat of Pressentin Creek Wilderness Div. No. 2, that in lieu of dedication of roads and community beach access, Tracts "G", "H", "I", "J" and "K" will be conveyed to the Pressentin Creek Community Club, a non-profit division of Pressentin Creek Wilderness. Use of the tracts mentioned will be regulated by the corporation.

C. A 25 foot building setback line as set forth on the face of the Plat.

D. Stipulations contained on the face of the Plat, as follows:

1. Water of sufficient quantity and/or quality for normal domestic purposes is not provided at the time of filing the plat, the buyer should inquire and investigate as to the availability of said water;
2. In the event that individual wells are used for domestic water on any lot, express permission must be obtained from the Skagit County Sanitarian as to the location of said well relative to sewage disposal systems of this lot, or adjoining lots.

E. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, AS HERETO ATTACHED.

Declaration Dated: October 5, 1967
Recorded: October 6, 1967
Auditor's No.: 705351
Executed By: Freeman G. Macomber and Doris C. Macomber, Husband and Wife

F. WAIVER AND COVENANT NOT TO SUE AND THE TERMS AND CONDITIONS THEREOF:

Executed By: Brian Rogers and Teri Rogers, husband and wife
In Favor Of: Skagit County
Recorded: October 26, 1992
Auditor's No.: 9210260114



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