



Skagit County Auditor
12/17/2014 Page 1 of 4 1:50PM \$75.00

When recorded return to:
Aaron Schiefelbein
8976 Oak Lane
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20144787
DEC 17 2014

Filed for record at the request of:

 **CHICAGO TITLE**
COMPANY OF WASHINGTON
425 Commercial St
Mount Vernon, WA 98273

Amount Paid \$2052.⁰⁰
Skagit Co. Treasurer
By *mem* Deputy

CHICAGO TITLE
620022781

Escrow No.: 620022781

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ross N. Wood and Julie M. Wood, Husband and wife as to Parcel A; Ross N. Wood, as his separate estate as to Parcel B
for and in consideration of Ten And No/100 Dollars (\$10.00) Ten dollars and other good and valuable consideration including Grantor's initial leg of a section 1031 Tax deferred exchange

in hand paid, conveys, and warrants to Aaron Schiefelbein, an unmarried person

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

PARCEL A:

Lot 26, PRESENTIN CREEK WILDERNESS, SUBDIVISION NO. 1, according to the plat thereof recorded in Volume 8 of Plats, page 47, records of Skagit County, Washington.

Lot 26, PRESENTIN CREEK WILDERNESS, SUBDIVISION NO. 2, according to the plat thereof recorded in Volume 9 of Plats, page 38 and 39, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL B:

Lots 24 and 25, PRESENTIN CREEK WILDERNESS, SUBDIVISION NO. 1, according to the plat thereof recorded in Volume 8 of Plats, page 47, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P68103 / 3968-000-026-0004, P68101 / 3968-000-024-0006

Subject to:

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

"This Conveyance is being made directly by Grantor to Grantee at the request of and under the exclusive control of Tax Deferred Services, Inc., A Washington corporation, who is acting as Qualified Intermediary in this transaction."

STATUTORY WARRANTY DEED
(continued)

Dated: December 10, 2014

Ross N. Wood
Ross N. Wood

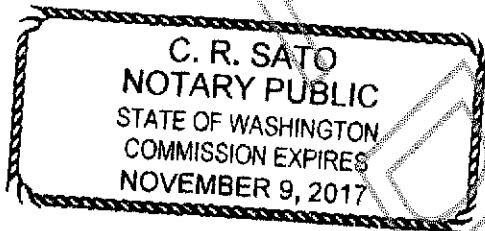
Julie M. Wood
Julie M. Wood

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Ross N. Wood and Julie M. Wood
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: Dec 15th 2014

[Signature]
Name: C. R. SATO
Notary Public in and for the State of WA
Residing at: Lynnwood
My appointment expires: Nov 9th 2017



201412170051

EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 3, 1956
Auditor's No(s): 542374, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Note: Exact location and extent of easement is undisclosed of record.
2. Agreement, including the terms and conditions thereof, entered into;
By: Crown Pacific Limited Partnership
And Between: Pressentin Creek Wilderness Community
Recorded: August 11, 1995
Auditor's No. 9508110066, records of Skagit County, Washington
Providing: Reciprocal Road Use Easement
3. Stipulation contained in the dedication of said plat of Pressentin Creek Wilderness, Subdivision No. 1, as follows:

In lieu of dedication of roads to the public hereby dedicate forever unto each purchaser of property in this plat as well as future subdivisional plats of Pressentin Creek Wilderness an equal an undivided interest in and to Tracts A through E inclusive, the rights in and to such tracts are to run with the sale of the land.
4. Terms and conditions of the Conditional Use Permit (12-81);
Recorded: November 5, 1982
Auditor's No.: 8211050028 records of Skagit County, Washington
5. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
6. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;
Recorded: June 28, 1963
Auditor's No(s): 637763, records of Skagit County, Washington

AMENDED by instrument(s):
Recorded: October 27, 1995 and June 20, 2011
Auditor's No(s): 9510270068 and 201106200142, records of Skagit County, Washington

Affects: Pressentin Creek Wilderness Div. 1
7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 PLAT OF PRESSENTIN CREEK WILDERNESS DIV. NO. 2:

Recording No: 700558
8. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;
Recorded: October 6, 1967



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EXHIBIT "A"

Exceptions
(continued)

Auditor's No(s): 705351, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: October 27, 1995 and June 20, 2011

Auditor's No(s): 9510270068 and 201106200142, records of Skagit County, Washington

Affects: Pressentin Creek Wilderness Div. 2

9. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in various instruments of record;

Recorded: October 12, 1977

Auditor's No: 759090

Imposed By: Pressentin Creek Community Club, Inc.

10. Alternative Sewage System Installations and the terms and conditions thereof

Recording Date: June 26, 1992

Recording No.: 9206260055

Affects: Lot 26 Pressentin Creek Wilderness Div. 1

11. Lot Certification and the terms and conditions thereof

Recording Date: June 25, 1993

Recording No.: 9306250136

Affects: Parcel A

12. Lot Certification and the terms and conditions thereof

Recording Date: June 25, 1993

Recording No.: 9306250137

Affects: Parcel B

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

14. Assessments, if any, levied by Pressentin Community Club.



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