

When recorded return to:

Kurtis A. Solberg and Jodie L. Solberg
3116 164th St Sls #604
Lynnwood, WA 98087



201608170049

Skagit County Auditor

\$76.00

6/17/2016 Page

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4 11:36AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620028329

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016 3586
AUG 17 2016

Amount Paid \$966.²⁰
Skagit Co. Treasurer
By *Mdm* Deputy

CHICAGO TITLE
620028329

STATUTORY WARRANTY DEED

THE GRANTOR(S) Hans Lukner and Sonja Lukner, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Kurtis A. Solberg and Jodie L. Solberg, a married couple
the following described real estate, situated in the County of Skagit, State of Washington:
Lot 34, PLAT OF PRESENTIN RANCH, according to the plat thereof, recorded August 9, 2004,
under Auditor's File No. 200408090115, records of Skagit County, Washington.
Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P121868 / 4839-000-034-0000,

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 10, 2016

Hans D. Lukner
Hans Lukner

Sonja Lukner
Sonja Lukner

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Hans Lukner and Sonja Lukner are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8/12/16
Donna Lee Reed

Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Marysville, WA
My appointment expires: 10/1/2019

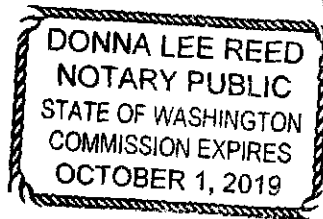


EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: May 8, 1973
Auditor's No(s): 784691, records of Skagit County, Washington
For: Road purposes
Affects: 60-foot road which exists in said plat

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: May 8, 1973, and March 30, 1973
Auditor's No(s): 784691 and 782728, 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

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

4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: March 6, 2002
Auditor's No(s): 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

5. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: March 6, 2002
Auditor's No(s): 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

6. Covenants, conditions, restrictions, and easements 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: August 9, 2004
Auditor's No(s): 200408090116, records of Skagit County, Washington
Executed By: Jerry Hammer, et al

EXHIBIT "A"

Exceptions (continued)

7. 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
Auditor's No(s): 200408090116, records of Skagit County, Washington
Imposed By: Jerry Hammer, et al

8. 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 PRESENTIN RANCH:**

Recording No: 200408090115

9. Covenants, conditions and restrictions 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

Recording Date: November 9, 2005
Recording No.: 200511090078

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

11. Assessments, if any, levied by Presentin Ranch Community Association.