



201701050029

When recorded return to:  
Douglas Krogh and Kathryn Krogh  
14530 383rd Avenue SE  
Sultan, WA 98294

Skagit County Auditor \$74.00  
1/5/2017 Page 1 of 2 10:21AM

Recorded at the request of:  
Guardian Northwest Title  
File Number: 112789

### Statutory Warranty Deed

112789

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS ~~John Posel and Bertha M. Posel~~, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Douglas Krogh and Kathryn Krogh, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Lot 26 Presentin Ranch

Tax Parcel Number(s): P121860, 4839-000-026-0000

Lot 26, PLAT OF PRESENTIN RANCH, according to the plat thereof, recorded August 9, 2004, under Auditor's File No. 200408090115, records of Skagit County, Washington. This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 1/4/2017  
[Signature]  
John Posel

[Signature]  
Bertha M. Posel

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
201731  
JAN 05 2017  
Amount Paid \$ 984.<sup>00</sup>  
Skagit Co. Treasurer  
By [Signature] Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that John Posel and Bertha M. Posel, the persons 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.

Date: 1/4/17

Rachel Paris  
Printed Name: ~~Katie Hickok~~  
Notary Public in and for the State of Washington  
Residing at Island Co.  
My appointment expires: ~~1/07/2019~~ 7/20/19



*Exhibit A*  
**SCHEDULE "B-1"**

**EXCEPTIONS:**

**A. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:**

Plat/Subdivision Name: Presentin Ranch  
Recorded: August 9, 2004  
Auditor's No.: 200408090115

**B. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:**

Dated: August 6, 2004  
Recorded: August 9, 2004  
Auditor's No.: 200408090116  
Executed By: Jerry Hammer and H & H Investment Properties, LLC

**C. EASEMENT AND PROVISIONS THEREIN:**

Grantee: Puget Sound Energy, Inc., a Washington corporation  
Dated: February 23, 2002  
Recorded: March 6, 2002  
Auditor's No.: 200203060096  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge, and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity  
Affects: 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 and existing gravel road and the terminus of this line.

**D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Puget Sound Energy, Inc., a Washington corporation  
Dated: February 23, 2002  
Recorded: March 6, 2002  
Auditor's No.: 200203060097  
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."  
Area Affected: Portion of subject plat

**E. Any tax, fee, assessments or charges as may be levied by Presentin Ranch Community Association.**