

When recorded return to:
Wayne P. Barrett and Amy L. Barrett
PO Box 198
Conconully, WA 98819



201706300012

Skagit County Auditor \$77.00
6/30/2017 Page 1 of 5 9:11AM



Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031434

CHICAGO TITLE
620031434

STATUTORY WARRANTY DEED

THE GRANTOR(S) John Brian Cunradi, Trustee of The Cunradi Family Trust "A" U.D.T. dated December 3, 1996

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Wayne P. Barrett and Amy L. Barrett, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 8, PLAT OF PRESENTIN RANCH, according to the plat thereof, recorded August 9, 2004, under Auditor's File No. 200408090115, records of Skagit County, Washington.

EXCEPT the West 90 feet, measured parallel to the West line thereof.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P121842 / 4839-000-008-0000,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20172914
JUN 30 2017

Amount Paid \$1251.50
Skagit Co. Treasurer
By [Signature] Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 28, 2017

John Brian Cunradi, Trustee of The Cunradi Family Trust "A" U.D.T. dated December 3, 1996

BY: 

John Brian Cunradi
Trustee

STATUTORY WARRANTY DEED
(continued)

State of WA

Skagit County of Skagit

I certify that I know or have satisfactory evidence that John Brian Cunradi

(S) are the person(s) who appeared before me, and said person acknowledged that (he) signed this instrument, on oath stated that (he) was authorized to execute the instrument and acknowledged it as the Trustee of Cunradi Family Trust "A" U.D.T. dated December, 3 1996 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 6/29/17

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

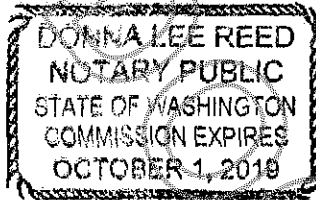


EXHIBIT "A"
Exceptions

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:
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 covenants 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 applicable law;
Recorded: August 9, 2004
Auditor's No(s): 200408090116, records of Skagit County, Washington
Executed By: Jerry Hammer, et al

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

EXHIBIT "A"

Exceptions
(continued)

8. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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. Matters contained in that certain document

Entitled: Special Flood Hazard Area
Dated: October 22, 2015
Recording Date: October 22, 2015
Recording No.: 201510220022

10. City, county or local improvement district assessments, if any.
11. Assessments, if any, levied by Presentin Ranch Homeowner's Association.