



201707140156

Skagit County Auditor \$76.00
7/14/2017 Page 1 of 4 3:44PM

When recorded return to:
Steve Vander Linden and Pamela Vander Linden
13181 White Hawk Lane
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031253

CHICAGO TITLE

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael H. Fleming and Roberta L. Fleming, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration in hand paid, conveys, and warrants to Steve Vander Linden and Pamela Vander Linden, a married couple

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

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

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

Lot(s): 18 PRESENTIN CREEK WILDERNESS SUBDIV. 1

Tax Parcel Number(s): P68095 / 3968-000-018-0004,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20173249
JUL 14 2017

Amount Paid \$ 3654.00
Skagit Co. Treasurer
By HB Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 12, 2017

Michael H. Fleming
Michael H. Fleming

Roberta L. Fleming
Roberta L. Fleming

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Michael H. Fleming and Roberta L. Fleming 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: July 13, 2017

Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 10/27/2018

LOUREA L. GARKA
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 10-27-2018

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P68095 / 3968-000-018-0004

Lot 18, PLAT OF 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.

EXHIBIT "B"
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 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. 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

5. City, county or local improvement district assessments, if any.
6. Assessments, if any, levied by Pressentin Community Club.