

When recorded return to:

Joe G Callender, JR and Irene B Callender
PO Box 471
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1743

Apr 23 2021

Amount Paid \$1045.00

Skagit County Treasurer

By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620044709

CHICAGO TITLE CO.

620044709

STATUTORY WARRANTY DEED

THE GRANTOR(S) Shile A. Magee and Danielle L. Magee, 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 Joe G Callender, JR and Irene B Callender, a married couple

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

Lot 15. PLAT OF PRESSENTIN RANCH, according to the plat thereof, recorded August 9, 2004,
under Auditor's File No. 200408090115, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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

Tax Parcel Number(s): P121849 / 4839-000-015-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: April 19, 2021

Shile Magee
Shile A. Magee
Danielle L. Magee
Danielle L. Magee

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Shile A. Magee and Danielle L. Magee
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: April 22, 2021

Jennifer Brazil
Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2024

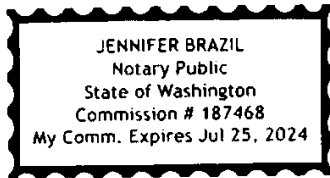


EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recording Date: May 8, 1973
Recording No.: 784691
For: Road purposes
Affects: 60-foot road which exists in said plat

2. Easement, including the terms and conditions thereof, granted by instrument(s);

Recording No.: 784691
Recording No.: 782728
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);

Recording Date: March 6, 2002
Recording No.: 200203060096
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line

5. Easement, including the terms and conditions thereof, granted by instrument(s);

Recording Date: March 6, 2002
Recording No.: 200203060097
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line

6. Covenants, conditions, restrictions and easements 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: August 9, 2004
Recording No.: 200408090116

7. Liens and charges as set forth in the above mentioned declaration,

Payable to: Presentin Ranch Homeowner's Association

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 PRESSENTIN RANCH:**

Recording No: 200408090115

9. Plat Lot of Record Certification and the terms and conditions thereof:

Recording Date: March 3, 2006
Recording No.: 200603030123

10. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

11. City, county or local improvement district assessments, if any.
12. Assessments, if any, levied by Presentin Ranch Homeowner's Association.
13. Assessments, if any, levied by Public Utility District No. 1 of Skagit County.