

When recorded return to:

Cortney Bundy
8976 Oak Ln
Concrete, WA 98237

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620049309

CHICAGO TITLE CO.
620049309

STATUTORY WARRANTY DEED

THE GRANTOR(S) Chris Allen Stonecipher, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Cortney Bundy, an unmarried person

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.)

PARCEL A & B, LTS 24-26, PRESENTIN CREEK WILDERNESS, SUBDIV NO.1 AND LT .26
PRESENTIN CREEK WILDERNESS SUBDIV. 2

Tax Parcel Number(s): P68103 / 3968-000-026-0004, P68101 / 3968-000-024-0006

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4608

Oct 06 2021

Amount Paid \$4165.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: September 28, 2021

Chris A Stonecipher
Chris Allen Stonecipher

State of Washington
County of Skaagit

I certify that I know or have satisfactory evidence that
Chris Allen Stonecipher
(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: September 29, 2021

Janak Quinn
Name: Janak Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2023

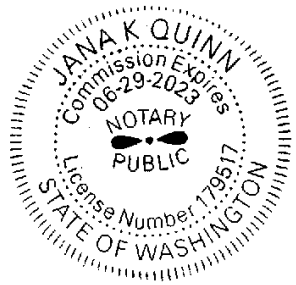


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P68103 / 3968-000-026-0004 and P68101 / 3968-000-024-0006

PARCEL A:

LOT 26, "PRESSENTIN CREEK WILDERNESS, SUBDIVISION NO.1, SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 47, RECORDS OF SKAGIT COUNTY, WASHINGTON AND LOT 26, "PRESSENTIN CREEK WILDERNESS, SUBDIVISION NO.2, SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 38 AND 39, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL B:

LOTS 24 AND 25, "PRESSENTIN CREEK WILDERNESS, SUBDIVISION NO. 1, SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 47, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

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. 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 the Plat of Pressentin Creek Wilderness, Subdivision No. 1:

Recording No: 633956
4. 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: June 28, 1963
Recording No.: 637763

Affects: Pressentin Creek Wilderness Div. 1

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 27, 1995
Recording No.: 9510270068

EXHIBIT "B"
Exceptions
(continued)

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 20, 2011
Recording No.: 201106200142

5. 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 the Plat of Presentin Creek Wilderness Div No. 2:

Recording No: 700558

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: October 6, 1967
Recording No.: 705351

Affects: Presentin Creek Wilderness Div. 2

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 27, 1995
Recording No.: 9510270068

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 20, 2011
Recording No.: 201106200142

7. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Presentin Creek Community Club, Inc.
Recording Date: October 12, 1977
Recording No.: 759090

EXHIBIT "B"

**Exceptions
(continued)**

8. Alternative Sewage System Installations and the terms and conditions thereof
- Recording Date: June 26, 1992
Recording No.: 9206260055
Affects: Lot 26 Pressentin Creek Wilderness Div. 1
9. Lot Certification and the terms and conditions thereof
- Recording Date: June 25, 1993
Recording No.: 9306250136
Affects: Parcel A
10. Lot Certification and the terms and conditions thereof
- Recording Date: June 25, 1993
Recording No.: 9306250137
Affects: Parcel B
11. 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 Survey:
- Recording No: 201412100079
Affects: Lots 24 and 25
12. Skagit County Right-to-Manage Natural Resource Lands Disclosure
- Recording Date: December 17, 2014
Recording No.: 201412170050
13. Terms and conditions of the Conditional Use Permit (12-81);
- Recorded: November 5, 1982
Auditor's No.: 8211050028, records of Skagit County, Washington
14. 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

EXHIBIT "B"**Exceptions
(continued)**

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."

15. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
16. Assessments, if any, levied by Pressentin Community Club.
17. City, county or local improvement district assessments, if any.