

When recorded return to:

Ronna K. Hilsinger  
8952 West Pressentin Drive  
Concrete, WA 98237

GNW 21-13240

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Mike Drysdale, also shown of record as Michael Drysdale, and Bobbi Jo Drysdale, husband and wife, 32698 Lyman Hamilton Highway, Sedro-Woolley, WA 98284,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Ronna K. Hilsinger, an unmarried person

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

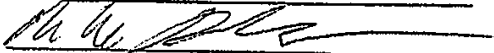
FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

Abbreviated legal description: Property 1:  
Lots 13 and 14, Pressentin Creek Wilderness, Subdivision No. 1

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 "B" attached hereto

Tax Parcel Number(s): P68090 & P68091

Dated: 10-12-21

  
Mike Drysdale

Bobbi Jo Drysdale

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4702

Oct 13 2021

Amount Paid \$7285.00  
Skagit County Treasurer  
By Lena Thompson Deputy

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Mike Drysdale and Bobbi Jo Drysdale is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 12 day of October, 2021

Jeanette Lumpkin  
Signature

Notary  
Title

My appointment expires: July 15, 2024



When recorded return to:

Ronna K. Hilsinger  
8952 West Presentin Drive  
Concrete, WA 98237

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Mike Drysdale, also shown of record as Michael Drysdale, and Bobbi Jo Drysdale, husband and wife, 32698 Lyman Hamilton Highway, Sedro-Woolley, WA 98284,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Ronna K. Hilsinger, an unmarried person

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.


Abbreviated legal description: Property 1:  
Lots 13 and 14, Presentin Creek Wilderness, Subdivision No. 1

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 "B" attached hereto

Tax Parcel Number(s): P68090 & P68091

Dated: 10/12/21

\_\_\_\_\_  
Mike Drysdale

  
\_\_\_\_\_  
Bobbi Jo Drysdale

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Mike Drysdale and Bobbi Jo Drysdale is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 12<sup>th</sup> day of October, 2021

Doug Clark  
Signature

Notary Public  
Title

My appointment expires: 12-15-21

Notary Public  
State of Washington  
Doug Clark  
Commission No. 196611  
Commission Expires 12-15-2021

**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 8952 West Presentin Drive, Concrete, WA 98237  
Tax Parcel Number(s): P68090

**Property Description:**

Lots 13 and 14, PRESENTIN CREEK WILDERNESS, SUBDIVISION NO. 1, according to the plat thereof, recorded in Volume 8 of Plats, page 47, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Statutory Warranty Deed  
LPB 10-05

Order No.: 21-13240-KH

Page 3 of 4

**EXHIBIT B**

21-13240-KH

1. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat named Pressentin Creek Wilderness, Subdivision No. 1 recorded April 1, 1963 as Auditor's File No. 633956 (Volume 8 of Plats, page 47).

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

2. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Freeman G. Macomber, Doris C. Macomber, Martin Miedema dn Maynard Miedema, recorded June 28, 1963 as Auditor's File No. 637763.

Amended by instruments recorded October 27, 1995 and June 20, 2011 as Auditor's File Nos. 199510270068 and 201106200142, respectively.

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.

3. Easements affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded October 9, 1956 and July 22, 1966, as Auditor's File No. 542374 and 685783, respectively.

4. Easement, affecting a portion of subject property for the purpose of roads including terms and provisions thereof granted to Pressentin Creek Wilderness Community, a Washington State community recorded August 11, 1995 as Auditor's File No. 9508110066.

5. Easement, affecting a portion of subject property for the purpose of roads including terms and provisions thereof granted to Pressentin Creek Wilderness Community, a Washington State community recorded October 18, 1995 as Auditor's File No. 9510180072.

6. Any tax, fee, assessments or charges as may be levied by Pressentin Creek Community Club.