

When recorded return to:

Tyler S. Hatcher and Melissa R. Hatcher  
1208 North Township Street  
Sedro-Woolley, WA 98284

GNW 22-15620

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Presco Construction Incorporated, a Washington corporation, 1590 Kathryn Ln, Bellingham, WA 98229,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Tyler S. Hatcher and Melissa R. Hatcher, a married couple

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:  
TRACT "D", SHORT PLAT NO. SW-01-79, APPROVED MAY 2, 1979, VOL 3 OF S/P, PAGE 112, BEING PTN 13-35N-4E W.M.

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): P36418

Dated: 6/13/22

Presco Construction Inc., a Washington Corporation

By: P. Knutson  
Preston Knutson, President

By: Bridget Knutson  
Bridget Knutson, Vice President

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20222453

Jun 14 2022

Amount Paid \$11756.46  
Skagit County Treasurer  
By Lena Thompson Deputy

Statutory Warranty Deed  
LPB 10-05

Order No.: 22-15620-K11

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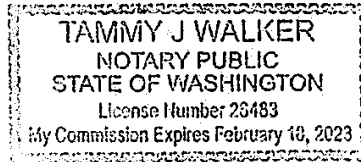
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 13<sup>th</sup> day of June, 2022 by Preston Knutson as President and Bridget Knutson, Vice President of Presco Construction.

*Tammy J Walker*  
Signature

Notary  
Title

My appointment expires: 2/18/23



**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 1208 North Township Street, Sedro-Woolley, WA 98284  
Tax Parcel Number(s): P36418

**Property Description:**

Tract "D" of Short Plat No. SW-01-79, approved May 2, 1979, recorded May 4, 1979 in Volume 3 of Short Plats, page 112, under Auditor's File No. 7905040019, being a portion of the Northeast 1/4 of Section 13, Township 35 North, Range 4 East, W.M.

Situate in Skagit County, Washington.

Statutory Warranty Deed  
LPB 10-05

Order No.: 22-15620-KH

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**EXHIBIT B**

22-15620-KH

10. "Any invalidity, unenforceability, lack of priority, adverse claim, or other matter created by or arising out of the recording of copies of electronic original documents in the Public Records."

11. 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/short plat/survey named Short Plat No. SW-01-79 recorded May 4, 1979 as Auditor's File No. 7905040019.

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".

12. Easement, affecting a portion of subject property for the purpose of constructing, erecting altering, improving, repairing, operating and maintaining and electric transmission and distribution line including terms and provisions thereof granted to Puget Sound Power & Light Company recorded June 16, 1945 as Auditor's File No. 381146

13. Easement, affecting a portion of subject property for the purpose of constructing, erecting, altering improving, repairing, operating and maintaining an electric transmission and distribution line including terms and provisions thereof granted to Puget Sound Power & Light Company recorded October 23, 1945 as Auditor's File No. 384397

14. Easement, affecting a portion of subject property for the purpose of constructing, operating, maintaining, repairing, replacing, improving, removing, upgrading and extending one or more utility systems for purposes of transmission, distribution and sale of electricity including terms and provisions thereof granted to Puget Sound Energy, Inc., a Washington corporation recorded October 18, 2021 as Auditor's File No. 202110180094

15. Terms and conditions of City of Sedro-Woolley Ordinance No. 1684-10, recorded October 27, 2010 as Auditor's File No. 201010270022.

16. Any tax, fee, assessments or charges as may be levied by for sewer hook-up fee as disclosed by Ordinance No. 1684-10 as recorded under Auditor's File No. 201010270022.

17. Unrecorded leaseholds, if any, rights of vendors and chattel mortgagees of personal property, and rights of tenants to remove trade fixtures at the expiration of term.