

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20249673

Feb 23 2024

Amount Paid \$10096.00
Skagit County Treasurer
By Candi Newcombe Deputy

When recorded return to:
Timothy Sakakibara and Janet Sakakibara
7591 Presentin Court
Concrete, WA 98237

GNW 24-19867

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Escrow No.: 500148384EO

STATUTORY WARRANTY DEED

THE GRANTOR(S) Justin Brent Rowe and Rita C Rowe, 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 Timothy Sakakibara and Janet Sakakibara

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

Lot 33, Plat of Presentin Ranch, according to the plat thereof, recorded August 9, 2004, under
Auditor's File No. 200408090115, records of Skagit County, Washington.

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

Tax Parcel Number(s): P121867/4839-000-033-0000

Subject to:

See Exhibit "A" attached hereto and incorporated herein by this reference.

STATUTORY WARRANTY DEED
(continued)

Dated: 02/19/2024

[Signature]
Justin Brent Rowe
[Signature]
Rita C Rowe

State of WA
County of SKagit
This record was acknowledged before me on 02/19/2024 by Justin Brent Rowe and Rita C Rowe.

[Signature]
(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: 11/01/2027

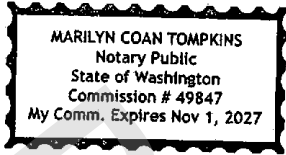


EXHIBIT A

9. 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 PLAT OF PRESENTIN RANCH recorded on August 9, 2004 as Auditor's File No. 200408090115.
10. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:
Dated: August 6, 2004
Recorded: August 9, 2004
Auditor's No.: 200408090116
Executed By: Jerry Hammer and H & H Investment Properties, LLC
11. EASEMENT AND PROVISIONS THEREIN:
Grantee: Puget Sound Energy, Inc., a Washington corporation
Dated: February 23, 2002
Recorded: March 6, 2002
Auditor's No.: 200203060096
Purpose: Right to construct, operate, maintain, repair, replace and enlarge, and use the easement area for one or more utility systems
12. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:
Grantee: Puget Sound Energy, Inc., a Washington corporation
Dated: February 23, 2002
Recorded: March 6, 2002
Auditor's No.: 200203060097
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected: Portion of subject plat
13. Lot certification, including the terms and conditions thereof, recorded on January 9, 2007 as Auditor's File No. 200701090105. Reference to the record being made for full particulars. The company makes no determination as to its affects.
14. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded on August 21, 2009 as Auditor's File No. 200908210067 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.
15. Any tax, fee, assessments or charges as may be levied by Presentin Ranch Community Association.

EXHIBIT A

16. ASSESSMENT BY PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, STATE OF WASHINGTON, AS DISCLOSED BY THE FOLLOWING RECORDED DOCUMENT:

Recorded: March 14, 2006
Auditor's No.: 200603140115
Local Utility District (LUD) No.: 27
Account No.: 121867 / P121867

Public Utility District No. 1 of Skagit County should be contacted for information regarding current status of said account:

Public Utility District No.1 of Skagit County
1415 Freeway Drive
Mount Vernon, WA 98273
PH (360) 424-7104