

**When recorded return to:**  
Dalton Taxdahl and Malia Taxdahl  
9826 District Line Road  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20242833  
Nov 06 2024  
Amount Paid \$2165.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**  
620057515

Escrow No.: 620057515

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Patricia Warner and Robert Warner, 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 Dalton Taxdahl and Malia Taxdahl, a married couple

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

LOT 12, PLAT OF PRESENTIN 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): P121846 / 4839-000-012-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 11/04/2024

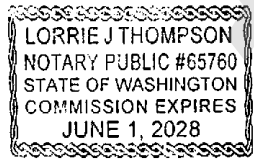
Patricia Warner  
Patricia Warner

Robert Warner  
Robert Warner

State of Washington  
County of SKAGIT

This record was acknowledged before me on November 4, 2024 by Patricia Warner and Robert Warner.

Lorrie J Thompson  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 6-1-2028



**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.: 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 Energy, Inc., a Washington corporation  
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 Energy, Inc., a Washington corporation  
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. 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: Pressentin Ranch Homeowner's Association  
Recording Date: August 9, 2004  
Recording No.: 200408090116

**EXHIBIT "A"**  
Exceptions  
(continued)

8. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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. Skagit County Planning & Development Services Plat Lot of Record Certification, and the terms and conditions thereof:

Recording Date: March 3, 2006  
Recording No.: 200603030125

10. Resolution No. 2064-06, and the terms and conditions thereof:

Recording Date: March 14, 2006  
Recording No.: 200603140115

11. Title Notification, and the terms and conditions thereof:

Recording Date: April 24, 2006  
Recording No.: 200604240139

12. Title Notification - Special Flood Hazard Area, and the terms and conditions thereof:

Recording Date: April 24, 2006  
Recording No.: 200604240140

13. Title Notification, and the terms and conditions thereof:

Recording Date: May 3, 2006  
Recording No.: 200605030096

14. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Turnaround easement  
Recording Date: September 22, 2021  
Recording No.: 202109220130  
Affects: as described in said instrument

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

**EXHIBIT "A"**

Exceptions  
(continued)

"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."

16. Assessments, if any, levied by Presentin Ranch Homeowners Association.
17. City, county or local improvement district assessments, if any.