

When recorded return to:

Michael J. Crosson and Heidi Elaine
Smith-Crosson
PO Box 278
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20252500

Aug 04 2025

Amount Paid \$1845.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620059545

Escrow No.: 620059545

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 Michael J. Crosson and Heidi Elaine Smith-Crosson, a married
couple

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.)

LT 10, "PLAT OF PRESENTIN RANCH", REC 200408090115

Tax Parcel Number(s): P121844 / 4839-000-010-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

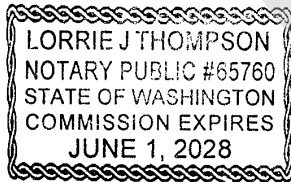
Dated: 7/28/2025Patricia Warner
Patricia WarnerRobert Warner
Robert WarnerState of WashingtonCounty of SKAGITThis record was acknowledged before me on 7-28-25 by Patricia Warner and Robert Warner.Lorrie J Thompson
(Signature of notary public)Notary Public in and for the State of WashingtonMy commission expires: 6-1-2028

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P121844 / 4839-000-010-0000

PARCEL A:

LOT 10, "PLAT OF PRESENTIN RANCH," RECORDED ON AUGUST 9, 2004, UNDER AUDITOR'S FILE NO. 200408090115, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

PARCEL B:

AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS DELINEATED ON THE FACE OF THE "PLAT OF PRESENTIN RANCH," RECORDED ON AUGUST 9, 2004, UNDER AUDITOR'S FILE NO. 200408090115, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: May 8, 1973
Recording No.: 784691, records of Skagit County, Washington
For: Road purposes
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded:
Recording No.: 784691
Recording No.: 782728
For: Road and power line
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);
Recorded: March 6, 2002
Recording No.: 200203060096, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
5. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: March 6, 2002
Recording No.: 200203060097, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
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
8. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions,

EXHIBIT "B"Exceptions
(continued)

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 PRESENTIN RANCH:

Recording No: 200408090115

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

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

10. Skagit County Planning & Development Services Plat Lot of Record Certification, and the terms and conditions thereof:

Recording Date: April 28, 2017
Recording No.: 201704280142

11. 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

12. 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 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."

EXHIBIT "B"

Exceptions
(continued)

13. Assessments, if any, levied by Pressentin Ranch Homeowners Association.
14. City, county or local improvement district assessments, if any.