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05/19/2026 03:38 PM Pages: 1 of 5 Fees: $307.50
Skagit County Auditor, WA

When recorded return to:
Kade McMasters and Alondra McMasters
9038 W Pressentin Dr
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20261493
May 19 2026
Amount Paid $6565.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:

CHICAGO TITLE
COMPANY OF WASHINGTON

32650 State Route 20, Ste. E 202
Oak Harbor, WA 98277

CHICAGO TITLE
620061800

Escrow No.: 245478804

STATUTORY WARRANTY DEED

THE GRANTOR(S) CFMS, Inc, a Washington corporation

for and in consideration of Ten And No/100 Dollars ($10.00) and other good and valuable consideration
in hand paid, conveys and warrants to Kade McMasters and Alondra McMasters, 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. 43, PRESSENTIN CREEK WILDERNESS, DIV NO. 2

Tax Parcel Number(s): P68156,
3969-000-043-0002

Subject to:

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

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."

UNOFFICIAL DOCUMENT

UNOFFICIAL DOCUMENT

STATUTORY WARRANTY DEED
(continued)

Dated: 5/14/26

CFMS, Inc

BY: Mike Spink
Mike Spink, Authorized Signer

State of WAshington

County of SKAgit

This record was acknowledged before me on MAy 14, 2026 by Mike Spink as , Authorized Signer of CFMS, Inc.

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

LORRIE J THOMPSON
NOTARY PUBLIC #65760
STATE OF WASHINGTON
COMMISSION EXPIRES
JUNE 1, 2028

EXHIBIT "A"
Legal Description

LOT 43, PRESSENTIN CREEK WILDERNESS, DIV. NO. 2, ACCORDING TO THE PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 38 AND 39, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

UNOFFICIAL DOCUMENT

UNOFFICIAL DOCUMENT

EXHIBIT "B"
Exceptions

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington
Recording No.: 586327

Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.

2. 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 the Plat of Pressentin Creek Wilderness Div. No. 2:

Recording No: 700558

3. 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: October 6, 1967
Recording No.: 705351

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 27, 1995
Recording No.: 9510270068

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 20, 2011
Recording No.: 201106200142

4. 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 Creek Community Club, Inc.
Recording Date: October 6, 1967
Recording No.: 705351

5. Terms and conditions contained in instrument;

Recorded: October 8, 1969
Recording No.: 731785
Recording No.: 731786
For: Preventing contamination of water supply
Affects: Any portion of said premises lying within 100 feet of well
Affects: Said premises and other property

6. Terms, conditions, and restrictions of that instrument entitled Designated Natural Resource Lands Title Notification;

Recorded: October 23, 1996
Auditor's No.: 9610230096

UNOFFICIAL DOCUMENT

EXHIBIT "B"
Exceptions

7. Notice contained in deed:

Recording Date: July 10, 2008
Recording No.: 200807100080
Regarding: Skagit County Right to Farm Ordinance

8. Mitigation Plan Public Water System Wellhead Protection Area and the terms and conditions thereof:

Recording Date: July 10, 2024
Recording No.: 202407100078

9. Protected Critical Area Site Plan and the terms and conditions thereof:

Recording Date: July 10, 2024
Recording No.: 202407100079

10. Lot of Record Certification and the terms and conditions thereof:

Recording Date: August 15, 2024
Recording No.: 202408150081

11. Waiver and the terms and conditions thereof:

Recording Date: April 2, 2025
Recording No.: 202504020013