

When recorded return to:
Dane Armstrong and Jacquelyn Armstrong
P.O. Box 2233
Friday Harbor, WA 98250



Skagit County Auditor \$77.00
12/15/2016 Page 1 of 5 11:41AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620029374

CHICAGO TITLE

5/77

STATUTORY WARRANTY DEED

THE GRANTOR(S) Giovanni Madrid and Jill Mykkanen, 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 Dane Armstrong and Jacquelyn Armstrong, a married couple

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

Lot 19, FIR CREST PLANNED UNIT DEVELOPMENT, according to the plat thereof, recorded August 31, 2004, under Auditor's File No. 200408310219, records of Skagit County, Washington, situated in Skagit County, Washington.

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

Tax Parcel Number(s): P121972 / 4843-000-019-0000

Subject to:

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

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

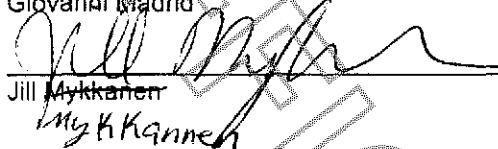
DEC 15 2016

Amount Paid \$175.00
By Skagit Co. Treasurer
Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: December 2, 2016

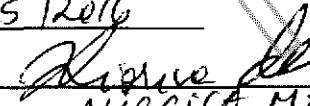

Giovanni Madrid


Jill Mykkanen

UM
State of ~~WASHINGTON~~ CALIFORNIA
County of ~~SKAGIT~~ ORANGE
UM

I certify that I know or have satisfactory evidence that Giovanni Madrid and Jill Mykkanen are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 12/05/2016


Name: VIORICA MARCU

Notary Public in and for the State of CALIFORNIA

Residing at: LOS ANGELES COUNTY, CA

My appointment expires: 08/04/2018



EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: January 12, 1995
Auditor's No.: 9501120049, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
Affects: That portion of said plat lying within the South 10 feet of the East 400 feet of that certain 30 foot wide roadway in Colver's Addition to Anacortes
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 SHORT PLAT ANA 93-003:
Recording No: 9309150050
3. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: September 15, 1993
Recording No.: 9309150050
Matters shown: Fence
4. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: November 14, 2002
Auditor's No(s): 200211140225, records of Skagit County, Washington
In favor of: John E. Sadzewicz and Lori J. Sadzewicz, husband and wife
Affects: That portion of said plat lying within Short Plat ANA 93-003
5. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: December 15, 1993
Auditor's No.: 9312150128, records of Skagit County, Washington
In Favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: That portion of said plat lying within Short Plat ANA 93-003
6. Agreement, including the terms and conditions thereof; entered into;
By: City of Anacortes
And Between: Nels Strandberg
Recorded: June 1, 2004
Auditor's No.: 200406010217, records of Skagit County, Washington

EXHIBIT "A"

Exceptions
(continued)

- Providing: Encroachment Agreement
7. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: March 1, 2004
Auditor's No.: 200403010128, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
Affects: A 10 foot strip of land across said premises
8. Affect, if any, of Boundary Adjustment Survey;
Recorded: April 24, 2003
Auditor's File No.: 200304240060, records of Skagit County, Washington
9. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, 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 law;
Recorded: August 18, 2004
Auditor's No(s): 200408180096, records of Skagit County, Washington
Executed By: Gary Robinson
10. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;
Recorded: September 3, 2004
Auditor's No(s): 200409030133, records of Skagit County, Washington
Executed By: Fir Crest Development NW, LLC
- Modification(s) of said covenants, conditions and restrictions
- Recording Date: February 17, 2010
Recording No.: 201002170020
11. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: September 3, 2004
Auditor's No(s): 200409030133, records of Skagit County, Washington
Imposed By: Fir Crest Owners' Association
12. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex,

EXHIBIT "A"

Exceptions (continued)

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 FIR CREST PLANNED UNIT DEVELOPMENT:

Recording No: 200408310219

13. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, 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 law:
Recorded: September 27, 2004
Auditor's No(s): 200409270154, records of Skagit County, Washington
Executed By: First Crest Development NW, LLC
As Follows: Maximum lot coverage for all lots containing two-story units shall be increased to 41%
14. City, county or local improvement district assessments, if any.
15. Dues, charges and assessments, if any, levied by Fir Crest Owners' Association.
16. Assessments, if any, levied by City of Anacortes.