

When recorded return to:
James Finley and John Sternlicht
4216 Carol Ann Court
Anacortes, WA 98221



201903150054

03/15/2019 11:08 AM Pages: 1 of 6 Fees: \$104.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620037049

CHICAGO TITLE
620037049

STATUTORY WARRANTY DEED

THE GRANTOR(S) Fidalgo Construction LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to James Finley and John Sternlicht, a married couple, as tenants in common

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

Lot 8D, Plat of Marine Crest Phase II, as per plat recorded March 17, 2008 under Augitor's file no. 200803170150, records of Skagit County, Washington.

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

Tax Parcel Number(s): P127514/ 4952-000-008-0400

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 921

MAR 15 2019

Amount Paid \$ 20,119.00
Skagit Co. Treasurer
By *Chadman* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: March 4, 2019

Fidalgo Construction LLC

BY: Craig S. Bergfalk
Craig S. Bergfalk, MemberState of WASHINGTON
County of SNOHOMISHI certify that I know or have satisfactory evidence that Craig S. Bergfalk

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Member of Fidalgo Construction, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: March 12, 2019

Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Admiral
My appointment expires: 10/27/2022

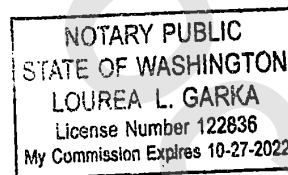
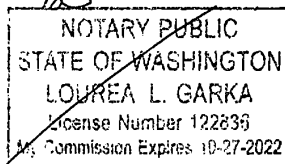


EXHIBIT "A"
Exceptions

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

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: June 16, 1987
Recording No.: 8706160051
2. Mound Fill System Installation Conditional Agreement including the terms, covenants and provisions thereof

Recording Date: July 18, 1988
Recording No.: 8807180001
3. View Encumbrance including the terms, covenants and provisions thereof

Recording Date: November 22, 2000
Recording No.: 200011220107
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line
Recording Date: February 14, 2005
Recording No.: 200502140153
5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 SKAGIT COUNTY SHORT PLAT NO. SP-04-003:

Recording No: 200505200118
6. Agreement for encroachment including the terms, covenants and provisions thereof

Recording Date: May 23, 2005
Recording No.: 200505230116
7. Covenants, conditions and restrictions 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,

EXHIBIT "A"Exceptions
(continued)

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: May 27, 2005
Recording No.: 200505270229

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 13, 2005, July 19, 2005 and April 24, 2007
Recording No.: 200507130131, 200507190001 and 200704240095

8. Assessment or Charges and liability to further assessments or charges including the terms, covenants and provisions thereof

Recording Date: May 27, 2005
Recording No.: 200505270229

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

Granted to: Todd R. Kirkpatrick and Carol A. Kirkpatrick
Purpose: Ingress, egress and utilities
Recording Date: March 12, 2007
Recording No.: 200703120187

10. Any rights, interests, or claims which may exist or arise by matters disclosed by survey,

Recording Date: December 1, 2005
Recording No.: 200512010170

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

Granted to: Port of Anacortes
Purpose: Avigation
Recording Date: January 3, 2008
Recording No.: 200801030008

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

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line
Recording Date: August 20, 2007
Recording No.: 200708200176

EXHIBIT "A"

Exceptions
(continued)

13. Easement(s) for the purpose(s) shown below and rights incidental thereto, declared in a document:
- | | |
|-----------------|-----------------------------|
| Granted to: | Future Owners |
| Purpose: | Common driveway easement |
| Recording Date: | February 1, 2019 |
| Recording No.: | 201902010040 |
| Affects: | Portion Noted in Survey Map |
14. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 MARINE CREST PHASE II:
- Recording No: 200803170150
15. City, county or local improvement district assessments, if any.
16. Assessments, if any, levied by Anacortes.

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 01-30-2019
 Seller Date