

**When recorded return to:**

Troy Kunz and Joyce Kunz  
11943 New Morning Drive  
Anacortes, WA 98221



201101190190  
Skagit County Auditor

1/19/2011 Page 1 of 5 1:56PM

Filed for record at the request of:



CHICAGO TITLE INSURANCE COMPANY

425 Commercial, PO BOX 638  
Mount Vernon, WA 98273

Order No.: 620012363

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Jim D. Bashor and Kimberly S. Bashor, 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 Troy W. Kunz and Joyce E. Kunz, husband and wife

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

Abbreviated Legal: Lot U, Fidalgo Bay Addition to Anacortes Map of Aggregation and a portion of  
Lot 7, Block 25, Fidalgo Bay Addition to Anacortes, as more fully described in Exhibit "A" which is  
attached hereto and made a part hereof.

Tax Parcel Number(s): P60735, 3841-025-006-0008

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Schedule B, Special Exceptions, Paragraphs <sup>148</sup> 1 thru 14, 16, 17, 19, Chicago Title Insurance Company  
Order 620012363, which is attached hereto and made a part hereof; and Skagit County Right To Farm  
Ordinance, which is attached.

Dated: January 13, 2011

Jim D. Bashor  
  
Kimberly S. Bashor

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

# 148

JAN 19 2011

Amount Paid \$ 13,355.00  
Skagit Co. Treasurer  
By Deputy

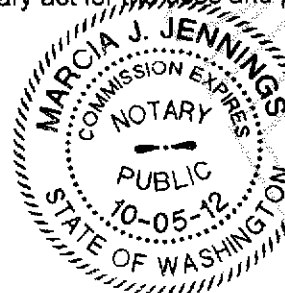
State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Jim D. Bashor and Kimberly S. Bashor are the  
person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of  
instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes  
mentioned in this instrument.

Dated: January 13, 2010  
  
Name: Marcia J. Jennings  
Notary Public in and for the State of Washington,  
Residing at: Sedro-Woolley, WA

My appointment expires: 10/5/2012



**EXHIBIT "A"**  
**Legal Description**

**For APN/Parcel ID(s): P60735 and 3841-025-006-0008**

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**PARCEL A:**

Lot U, FIDALGO BAY ADDITION TO ANACORTES MAP OF AGGREGATION, recorded in Volume 12 of Surveys, pages 147 and 148, under Auditor's File No. 9204200040, records of Skagit County, Washington, being a portion of Blocks 15 through 32, Fidalgo Bay Addition to Anacortes, according to the plat thereof, recorded in Volume 2 of Plats, page 24, records of Skagit County, Washington.

Situated in Skagit County, Washington.

**PARCEL B:**

That portion of the following described property lying Southerly of the line description described below:

Lot 7, Block 25, TOGETHER WITH the South Half vacated Minnesota Avenue, FIDALGO BAY ADDITION TO ANACORTES, according to the plat thereof, recorded in Volume 2 of Plats, page 24, records of Skagit County, Washington.

**LINE DESCRIPTION:**

Beginning at the Northeast corner of Lot U, FIDALGO BAY ADDITION TO ANACORTES MAP OF AGGREGATION, according to the plat thereof, recorded in Volume 12 of Surveys, pages 147 and 148, under Auditor's File No. 9204200040, records of Skagit County, Washington; being a portion of Blocks 15 through 32, FIDALGO BAY ADDITION TO ANACORTES, according to the plat thereof, recorded in Volume 2 of Plats, page 24, records of Skagit County, Washington;  
Thence North 88°39'20" West along the North line thereof, a distance of 209.33 feet to an angle point on said North line, said point being the true point of beginning of this line description;  
Thence Northwesterly, in a straight line, to an intersection with the nearest angle point on the North line of said Lot U, and the terminus of this line description.

Situated in Skagit County, Washington.



**EXHIBIT "B"**  
Exceptions

**SPECIAL EXCEPTIONS**

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: April 20, 1951  
Auditor's No(s): 459750, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances
2. Easement disclosed in Order Vacating County Road;  
Recorded: July 23, 1984  
Auditor's No(s): 8407230001, records of Skagit County, Washington  
As follows:  
  
... did vote to vacate said rights of way on the express condition that Mr. Miller provide access to timber lands owned by the City of Anacortes. Such access being provided in the form of an easement which was accepted by the City of Anacortes on July 9, 1984.
3. Public or private easements, if any, lying within vacated roads.
4. 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 FIDALGO BAY ADDITION TO ANACORTES MAP OF AGGREGATION:  
  
Recording No: 9204200040
5. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: December 20, 1993  
Auditor's No(s): 9312200181, 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. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: October 23, 1996  
Auditor's No(s): 9610230048, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances
7. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: December 21, 1994  
Auditor's No(s): 9412210105, records of Skagit County, Washington  
In favor of: City of Anacortes  
For: Waterlines  
Affects: Roadways delineated on Survey Map of Aggregation
8. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: September 8, 1997  
Auditor's No(s): 9709080043, records of Skagit County, Washington  
In favor of: John C. Wiegand et ux et al  
For: Ingress, egress and utilities  
Affects: Right of ways described as Fire Lane and San Juan Hill Road



## EXHIBIT "B"

### Exceptions

9. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: June 26, 1998  
Auditor's No(s): 9806260018, records of Skagit County, Washington  
In favor of: Karl W. Nevitt  
For: Ingress, egress and utilities  
Affects: Right of ways delineated on Map of Aggregation
10. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants 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 applicable law;  
Recorded: April 22, 1991  
Auditor's No(s): 9104220048, records of Skagit County, Washington  
Executed By: John L. Miller and Margaret K. Miller, husband and wife  
  
Amended by instrument(s):  
Recorded: September 12, 1991; August 27, 1992; November 19, 1993; April 28, 1995; October 24, 1995; July 12, 1996; April 3, 1997, and June 25, 2004  
Auditor's No(s): 9109120049, 9208270046, 9311190025, 9504280099, 9510240136, 9607120100, 9704030052 and 200406250107, records of Skagit County, Washington
11. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), disclosed in instrument  
Recorded: April 22, 1991  
Auditor's No.: 9104220048, records of Skagit County, Washington  
Imposed by: Fidalgo Bay Community Association
12. Agreement, including the terms and conditions thereof, entered into;  
By: NSG, Inc., a Washington corporation  
And Between: John L. Miller and Margaret M. Miller, husband and wife  
Recorded: December 23, 1993  
Auditor's No. 9312230021, records of Skagit County, Washington  
Providing: Development, improvement and provide distribution  
  
Amended by instrument(s):  
Recorded: November 29, 1994  
Auditor's No(s): 9411290113, records of Skagit County, Washington
13. Quit Claim Deed for the purposes of boundary line adjustment  
Recorded: March 24, 2005  
Auditor's No.: 200503240062, records of Skagit County, Washington  
  
NOTE: This boundary adjustment is not for the purpose of creating an addition building lot.
14. Terms, conditions, and restrictions of that instrument entitled On-Site Sewage System Operation and Maintenance Agreement;  
Recorded: July 11, 2006  
Auditor's No(s): 200607110078, records of Skagit County, Washington
15. City, county or local improvement district assessments, if any.
16. Assessments, if any, levied by Fidalgo Bay Community Association.
17. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):



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Skagit County Auditor

## EXHIBIT "B" Exceptions

Year: 2010  
Tax Account No.: P60735  
Levy Code: 1485  
Assessed Value-Land: \$318,500.00  
Assessed Value-Improvements: \$593,100.00  
  
General and Special Taxes: Billed: \$7,734.40  
Paid: \$7,734.40  
Unpaid: \$0.00

### SKAGIT COUNTY RIGHT TO FARM ORDINANCE

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.

</IF>



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Skagit County Auditor