

When recorded return to:  
Farid C. Fiuzy and Jinus Fiuzy  
P.O. Box 50293  
Bellevue, WA 98015



201305100113  
Skagit County Auditor \$75.00  
5/10/2013 Page 1 of 4 3:38PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620018331

CHICAGO TITLE  
620018331

**SPECIAL WARRANTY DEED**  
(Not Statutory)

THE GRANTOR(S) Brian Douglas Hulse, Trustee of the Barbara A. Hulse By Pass Trust established under Will dated August 2, 2002

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, bargains, sells, and conveys to Farid C. Fiuzy and Jinus Fiuzy, husband and wife

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

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

Lot 42, SKYLINE NO. 7. as more fully described in Exhibit "A" which is attached hereto and made a part hereof.

Tax Parcel Number(s): 3823-000-042-0009, P59623

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Order d62-18331, Schecule B, Special Exceptions; and Skagit County Right To Farm Ordinance, which is attached hereto and made a part hereof.

Dated: May 2, 2013

**Brian Douglas Hulse, Trustee of the Barbara A. Hulse By Pass Trust established under Will dated August 2, 2002**

BY: 

Brian Douglas Hulse, Trustee

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20131731  
MAY 10 2013

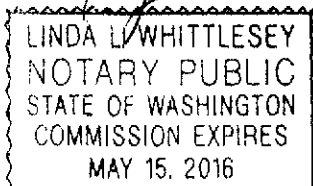
State of Washington

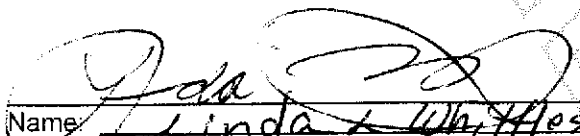
County of King

Amount Paid \$ 9,439.00  
Skagit Co. Treasurer  
By nam Deputy

I certify that I know or have satisfactory evidence that Brian Douglas Hulse is 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 Trustee of The Barbara A. Hulse By Pass Trust established under Will dated August 2, 2002 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: May 3, 2013



  
Name Linda L. Whittlesey  
Notary Public in and for the State of Washington  
Residing at: Seattle  
My appointment expires: 5/15/16

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s):** 3823-000-042-0009  
**Tax Map ID(s):** P59623

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Lot 42, SKYLINE NO. 7, according to the plat thereof recorded in Volume 9 of Plats, pages 70 and 71, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Together with THAT PORTION OF Section 27 and 28, Township 35 North, Range 1 East W.M., described as follows:

Beginning at the Southwest corner of Lot 42, "Skyline No. 7" as per plat recorded in Volume 9 of Plats, pages 70 and 71, records of Skagit County, Washington; thence South 12°18'22" West 80 feet; thence North 85°07'02" East 156.63 feet; thence North 22°04'17" West 80 feet to the Southeast corner of said Lot 42; thence Westerly along the South line of said lot 42 to the point of beginning.

Situated in Skagit County, Washington.



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## SCHEDULE "B"

### SPECIAL EXCEPTIONS

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Puget Sound Power and Light Company  
Purpose: Electric transmission and/or distribution line,  
together with necessary appurtenances  
Recording Date: January 26, 1962  
Recording No: 617291
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat:  
  
Purpose: All necessary slopes for cuts and fills and continued drainage of roads  
Affects: Any portions of said Land which abut upon streets, avenues,  
alleys, and roads and where water might take a natural course
3. 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 SKYLINE NO. 7:  
  
Recording No: 722987
4. 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: February 6, 1969  
Recording No.: 722988
5. 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: July 19, 2004  
Recording No.: 200407190181  
  
Modification(s) of said covenants, conditions and restrictions  
  
Recording Date: July 23, 2004  
Recording No.: 200407230174  
  
Modification(s) of said covenants, conditions and restrictions  
  
Recording Date: June 6, 2005  
Recording No.: 200506060071
6. Terms and Conditions of Ordinance No. 2787 thereof by:  
Recording Date: October 9, 2008  
Recording No.: 200810090083  
Providing: Storm and surface water management
7. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:  
Imposed by: Skyline Beach Club  
Recording Date: February 6, 1969; July 19, 2004; July 23, 2004 and June 6, 2005  
Recording No.: 722988; 200707190181; 200407240174; 200506060071



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## EXHIBIT "B"

### Exceptions

8. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

9. City, county or local improvement district assessments, if any.

10. Assessments, if any, levied by City of Anacortes.

11. Assessments, if any, levied by Skyline Beach Club.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.

12. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Job No.: 2013-33  
Dated: April 6, 2013 recorded under recording no. 201305020119  
Prepared by: Herrigstad Engineering & Surveying  
Matters shown: 1. Concrete curb of unknown appurtenance is located 1.3 feet +/- west of the west boundary of the REUS  
2. Wooden fence of unknown appurtenance is located as much as 1.75 feet +/- west of the east boundary of the REUS

13. Right, title and interest of the owner of land adjoining on the East as to that portion of said land lying between the fence and the property line, as disclosed by Survey as set forth below:

Recording Date: May 2, 2013  
Recording No.: 201305020119

### 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.

