



201407180090

Skagit County Auditor

\$75.00

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When recorded return to:

Charles F. Frandrup and Jeane M. Frandrup
428 Jade Drive
Newport, WA 99156

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St.
Mount Vernon, WA 98273
Escrow No.: 620021628

CHICAGO TITLE
620021628

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael D. McKenna and Kathryn L. McKenna, 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 Charles F. Frandrup and Jeane M. Frandrup, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 34, 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): P121987 / 4843-000-034-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620021628, Schedule B, Special Exceptions; and Skagit County Right
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: July 15, 2014

Michael D. McKenna

Kathryn L. McKenna

State of _____

_____ of _____

I certify that I know or have satisfactory evidence that

_____ is/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: _____

Name: _____
Notary Public in and for the State of _____
Residing at: _____
My appointment expires: _____

2014 2573
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 18 2014

Amount Paid \$ 7409.90
By _____
Skagit Co. Treasurer Deputy

See attached

**CALIFORNIA ALL-PURPOSE
CERTIFICATE OF ACKNOWLEDGMENT**

State of California
County of San Diego

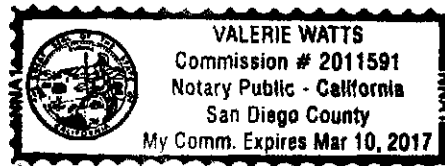
On 16 July 2014, before me, Valerie Watts, Notary Public, personally appeared Michael D. McKenna and Kathryn L. McKenna who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he~~/~~she~~/they executed the same in ~~his~~/~~her~~/their authorized capacity(ies), and that by ~~his~~/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature of Notary Public



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Statutory Warranty Deed

(Title or description of attached document)

Number of Pages 3 Document Date 7/15/2014

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual(s)
☐ Corporate Officer _____ (Title)
☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____



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SCHEDULE "B"

SPECIAL 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
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



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SCHEDULE "B"

Exceptions
(continued)

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, 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.

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.

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.



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