



201412290261

Skagit County Auditor
12/29/2014 Page 1 of 2 11:50AM \$73.00

When recorded return to:
Benjamin N. Andreas and Katharine E. Andreas
2307 42nd Place
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620022389

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20144937

DEC 29 2014

CHICAGO TITLE
620022389

Amount Paid \$7636.00
Skagit Co. Treasurer
By *MF* Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Eyran Richards and Kimberly Richards, 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 Benjamin N. Andreas and Katharine E. Andreas, husband and
wife

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

Lot 14, PLAT OF FOREST HILLS PUD according to the plat thereof, recorded in Volume 17 of
Plats, pages 42 And 43, records of Skagit County, Washington;

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P114079 / 4727-000-014-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620022389, Schedule B, Special Exceptions, which are attached hereto
and made a part hereof.

Dated: December 15, 2014

[Signature]
Eyran Richards

[Signature]
Kimberly Richards



State of WASHINGTON
County of Skagit

I certify that I know or have satisfactory evidence that EYRAN RICHARDS and
Kimberly RICHARDS
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: December 23, 2014

[Signature]
Name: MARTIN E. LEHR
Notary Public in, and for the State of WA
Residing at: LA CONNER
My appointment expires: 2-9-15

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. 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 FOREST HILLS PUD:

Recording No.: 9901200127
2. 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, 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: January 29, 1999
Recording No.: 9901290249
3. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument
Recorded: January 29, 1999
Auditor's No.: 9901290249, records of Skagit County, WA
Imposed by: Forest Hills P.U.D. Owner's Association
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: R & M, LLP a limited liability partnership
Purpose: Installation and maintenance of landscaping
Recording Date: August 23, 2001
Recording No.: 200108230106
Affects: Portion of said premises
5. Easement Agreement and the terms and conditions thereof

Recording Date: November 1, 2006
Recording No.: 200611010079
6. City, county or local improvement district assessments, if any
7. Assessments, if any, levied by City of Anacortes.
8. Assessments, if any, levied by Forest Hills PUD Owner's Association.
9. 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.



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