



201701060075

Skagit County Auditor

1/6/2017 Page

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\$75.00

3 3:18PM

When recorded return to:  
Chong A. Pak and Sung O. Pak  
2711 Fir Crest Boulevard  
Anacortes, WA 98221

Recorded at the request of:  
Guardian Northwest Title  
File Number: A112749

### Statutory Warranty Deed

A112749-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Jeffrey Christopher Graf and Kimberly G. Graf, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Chong OK Pak and Sung Hee Pak, a married couple** the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 18, Fir Crest PUD

Tax Parcel Number(s): **P121971, 4843-000-018-0000**

Lot 18, 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.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 12/09/2016

Jeffrey C. Graf

Kimberly G. Graf

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

201765

JAN 06 2017

Amount Paid \$ 8903.<sup>22</sup>

Skagit Co. Treasurer

By Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Jeffrey C. Graf and Kimberly G. Graf, the persons who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 12-27-16

Vicki L. Hoffman

Printed Name: Vicki L. Hoffman

Notary Public in and for the State of

Washington

Residing at Coupeville, WA

My appointment expires: 10/08/2017



## EXHIBIT A

### EXCEPTIONS:

#### A. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company, a Washington corporation  
Dated: December 30, 1994  
Recorded: January 12, 1995  
Auditor's No.: 9501120049  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way;

Location:

Right-of-Way No. 1: The South 10 feet of that portion of Parcel "A" lying Westerly of Havekost Road.

Right-of-Way No. 2: The South 10 feet of the East 400 feet of Parcel "B".

#### B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation  
Dated: February 24, 2004  
Recorded: March 1, 2004  
Auditor's No.: 200403010128  
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."  
Area Affected: "A strip of land ten (10) feet in width with five (5) feet on each side of the centerline of grantee's facilities as now constructed, to be constructed, extended or relocated..."

#### C. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: City of Anacortes, a municipal corporation  
And: Nels Strandberg  
Dated: May 17, 2004  
Recorded: June 1, 2004  
Auditor's No.: 200406010217  
Regarding: Encroachment of an arbor to be placed over the city sidewalk for an entrance into Fir Crest and a bus stop waiting area

D. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Plat/Subdivision Name: Fir Crest Planned Unit Development  
Recorded: August 31, 2004  
Auditor's No.: 200408310219

Amendment to the Plat of Fir Crest Planned Unit Development, recorded under Skagit County Auditor's File No. 200409270154.

Order No:

E. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: September 3, 2004

Recorded: September 3, 2004

Auditor's No.: 200409030133

Executed By: Fir Crest Development NW, LLC, a limited liability company

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Recorded: February 17, 2010

Auditor's No.: 201002170020

F. Any tax, fee, assessments or charges as may be levied by Fir Crest Homeowners Association.