

When recorded return to:  
Fiddlehead Properties, LLC  
227 Bellevue Way #378  
Bellevue, WA 98004

Recorded at the request of:  
Guardian Northwest Title  
File Number: A113076



201702130172

Skagit County Auditor  
2/13/2017 Page

\$74.00  
1 of 2 3:28PM

### Statutory Warranty Deed

A113076  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Carl Henrik Jelstrup, as Trustee of the Carl Henrik Jelstrup Revocable Trust dated UNDISCLOSED, and Jeanne Louise Kreider, Trustee of the Jeanne Louise Kreider Revocable Trust dated UNDISCLOSED for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Fiddlehead Properties, LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lots 1, 2 and East 1/2 of Lot 3, Block 5, Griffins 1st Add'n.

Tax Parcel Number(s): P57245, 3791-005-003-0011

Lots 1 and 2, and the East Half of Lot 3, Block 5, GRIFFIN'S FIRST ADDITION TO THE CITY OF ANACORTES, according to the plat thereof, recorded in Volume 1 of Plats, page 43, 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 per Exhibit "A" attached hereto

Dated January 26, 2017

Jelstrup/Kreider Revocable Trust

By: Carl H. Jelstrup, Trustee

TRUSTEE  
AND  
INDIVIDUALLY

By: Jeanne L. Kreider, Trustee

TRUSTEE  
AND  
INDIVIDUALLY

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2017576  
FEB 13 2017

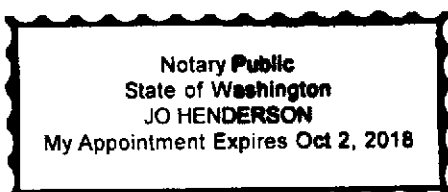
STATE OF Washington }  
COUNTY OF KING } SS:

Amount Paid \$ 5256.00  
Skagit Co. Treasurer  
By Mmm Deputy

I certify that I know or have satisfactory evidence that Carl H. Jelstrup and Jeanne L. Kreider is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it as the Trustee of Jelstrup/Kreider Revocable Trust, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 01/26/2017

Notary Public in and for the State of Washington  
Residing at SEATTLE  
My appointment expires: 10/02/2018



**SCHEDULE "B-1"**

**EXCEPTIONS:**

A. 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:

Name: Griffin's First Addition To The City Of Anacortes  
Recorded: March 14, 1890  
Auditor's No.: Vol. 1 of Plats Pg. 43

B. 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:

Name: Carl Jestrup/Jeanne Kreider Survey  
Recorded: February 15, 2001  
Auditor's No.: 200102150043