

**When recorded return to:**

Howard W. Anderson and Corine O. Anderson  
P.O. Box 87  
Bow, WA 98232



201702150063

Skagit County Auditor

2/15/2017 Page

1 of

9 1:39PM

\$81.00

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620029331

**CHICAGO TITLE**

620029331

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Curtis M. Knudsen and Cristi R. Flanary, Personal Representatives to the estate of Gloria A. Knudsen, deceased

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Howard W. Anderson and Corine O. Anderson, a married couple

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

Unit 14, Eagle Ridge Fairway Villa, a condominium, recorded on November 5, 2002, under Auditor's File No. 200211050117, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P119676 / 4804-000-014-0000

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2017004  
FEB 15 2017

Amount Paid \$ 6680.00  
Skagit Co. Treasurer  
By *[Signature]* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: February 6, 2017

Curtis M. Knudsen and Cristi R. Flanary, Personal Representatives to the estate of Gloria A. Knudsen,  
deceased

BY: \_\_\_\_\_  
Curtis M. Knudsen Personal Representative

BY: Cristi R. Flanary  
Cristi R. Flanary Personal Representative

**STATUTORY WARRANTY DEED**  
(continued)

Dated: February 6, 2017

Curtis M. Knudsen and Cristi R. Flanary, Personal Representatives to the estate of Gloria A. Knudsen,  
deceased

BY: Curtis M. Knudsen  
Curtis M. Knudsen Personal Representative

BY: Cristi R. Flanary  
Cristi R. Flanary Personal Representative

STATUTORY WARRANTY DEED

(continued)

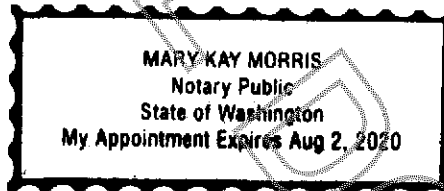
State of Washington  
County of Thurston

I certify that I know or have satisfactory evidence that Curtis M. Knudson

is/are 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 Personal Rep. of Est. of Gloria A. Knudson to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 2-8-2017

Name: MARY KAY MORRIS  
Notary Public in and for the State of WA  
Residing at: Olympia  
My appointment expires: 8-2-2020



STATUTORY WARRANTY DEED

(continued)

State of IDAHO

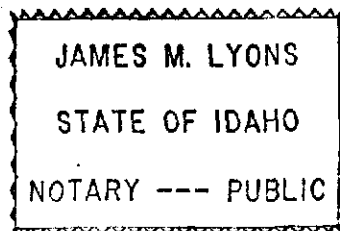
COUNTY of Nez Perce

I certify that I know or have satisfactory evidence that \_\_\_\_\_

CRISTI R. FLANNERY

is/are 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 PERSONAL REPRESENTATIVE of ESTATE of Gloria A. KAWANEN to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 02/08/2017



James M Lyons  
Name: JAMES M. LYONS  
Notary Public in and for the State of IDAHO  
Residing at: GENESEE, ID 83832  
My appointment expires: 06/04/2019

**EXHIBIT "A"**  
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 Eaglemont Phase 1A:

Recording No: 9401250031

2. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: October 11, 1993

Auditor's No(s): 9310110127, records of Skagit County, Washington

In favor of: Cascade Natural Gas Corporation

For: 10 foot right-of-way contract

Note: Exact location and extent of easement is undisclosed of record.

3. Easement, including the terms and conditions thereof, granted by instrument;

Recorded: November 2, 1993

Auditor's No.: 9311020145, 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: All streets and roads within said plat, exterior 10 feet of all lots parallel with street frontage, and 20 feet parallel with Waugh Road

4. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: January 25, 1994

Auditor's No(s): 9401250030, records of Skagit County, Washington

Executed By: Sea-Van Investments Association

AMENDED by instrument:

Recorded: December 11, 1995, March 18, 1996, and February 1, 2000

Auditor's No.: 9512110030, 9603180110, 200002010099 and 200002010100, records of Skagit County, Washington

5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: November 5, 2002

Auditor's No(s): 200211050117, records of Skagit County, Washington

Imposed By: Homestead NW Dev. Co.

## EXHIBIT "A"

### Exceptions (continued)

6. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;  
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed  
From: The State of Washington  
Recorded: February 6, 1942  
Auditor's No.: 349044, records of Skagit County, Washington  
Executed By: English Lumber Company  
As Follows: Reserving, however, unto the grantor, its successors and assigns, all coal, minerals, mineral ores, and valuable deposits of oil and gas in said lands now known or hereafter discovered, with the right to prospect for, extract, and remove the same; provided however, that the grantor, its successors or assigns shall pay to the grantee, their heirs or assigns, any damage caused to the surface of said lands by the extraction or removal of any such coal, minerals, mineral ores, oil or gas and by the operations of prospecting for and mining the same.
7. Agreement, including the terms and conditions thereof; entered into;  
By: Sea-Van Associates, Inc.  
And Between: David G. Richardson and T. Michelle Richardson, husband and wife  
Recorded: February 22, 1996  
Auditor's No.: 9602220028, records of Skagit County, Washington  
Affects: Said premises and other property
8. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: November 5, 2002  
Auditor's No(s): 200211050118, records of Skagit County, Washington  
Imposed By: Eagle Ridge Fairway Villa Owners Association  
  
AMENDED by instrument(s):  
Recorded: October 29, 2003, October 31, 2003 and August 21, 2013  
Auditor's No(s): 200310290088, 200310310103 and 201308210054, records of Skagit County, Washington
9. Agreement, including the terms and conditions thereof; entered into;  
By: Public Utility District No. 1  
And Between: Homestead Northwest Dev.Co.  
Recorded: October 29, 2003  
Auditor's No.: 200310290087, records of Skagit County, Washington  
Providing: Water Service
10. Covenants, conditions, assessments and restrictions contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap,

## EXHIBIT "A"

### Exceptions (continued)

familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: November 5, 2002

Auditor's No(s): 200211050118, records of Skagit County, Washington

Executed By: Homestead Northwest Dev. Co.

AMENDED by instrument(s):

Recorded: October 29, 2003, October 31, 2003 and August 21, 2013

Auditor's No(s): 200310290088, 200310310103 and 201308210054, records of Skagit County, Washington

11. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: November 19, 2002  
Auditor's No(s): 200211190015, records of Skagit County, Washington  
In favor of: Public Utility District No. 1 of Skagit County, Washington  
For: Construction and maintenance of a pipe or pipes, line or lines or related facilities, along with necessary appurtenances  
Affects: A portion of said plat
12. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: July 22, 2002  
Auditor's No(s): 200207220176, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc.  
For: Electric transmission and/or distribution line, together with necessary appurtenances
13. City, county or local improvement district assessments, if any.
14. Assessments, if any, levied by City of Mount Vernon.
15. Assessments, if any, levied by Eagle Ridge Fairway Villa Owners Association.



SKAGIT COUNTY, WASH  
FILED

SEP 26 2010

MAVIS E. BETZ, CO. CLERK  
Deputy

CASE NO. 16-4-00357-5  
LETTERS TESTAMENTARY

## Deceased

1.1 The last will of GLORIA A. KNUDSEN late of Skagit County was duly exhibited proven and recorded in this court on SEPTEMBER 26, 2016.

1.2 In that will CURTIS M. KNUDSEN and CRISTI R. FLANARY are named co-personal representatives.

**1.3 The co-personal representatives have qualified.**

THIS IS TO CERTIFY THAT CURTIS M. KNUDSEN and CRISTI R. FLANARY are authorized by this court to execute the will of the above decedent according to law.

**DATED SEPTEMBER 26, 2016**

MAVIS BETZ

COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

**BY Kristen A. Denton, Deputy Clerk**

STATE OF WASHINGTON )  
 ) ss  
COUNTY OF SKAGIT )

I, MAVIS BETZ, Clerk of the Superior Court of Skagit County, certify that the above is a true and correct copy of the Letters Testamentary in the above-named case which was entered of record on SEPTEMBER 26, 2016E

**I further certify that these letters are now in full force and effect.**

DATED \_\_\_\_\_ MAVIS BETZ  
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY \_\_\_\_\_ Deputy Clerk

I, JAMES E. BERT, Clerk of the Superior Court of the State of Washington, for Shaghi County, do hereby certify that this is a true copy of the original now on file in my office. Dated 1/3/2017

MAVIS E. BETZ, County Clerk

By Deputy Clerk

