



201811160061

11/16/2018 10:48 AM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

When recorded return to:
David Michael Steppe and Cynthia Alana Wyatt Steppe
2609 Fir Crest Blvd.
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number: L116522

Statutory Warranty Deed **GUARDIAN NORTHWEST TITLE CO.**

116522

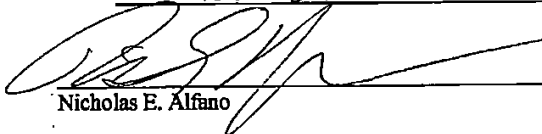
THE GRANTOR Nicholas E. Alfano, as his separate estate for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **David Michael Steppe and Cynthia Alana Wyatt Steppe**, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 12, Fir Crest PUD

Tax Parcel Number(s): P121965, 4843-000-012-0000

Lot 12, "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. 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 08 NOV 2018


Nicholas E. Alfano

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018 5054
NOV 16 2018

Amount Paid \$9,350.⁰⁰
Skagit Co. Treasurer
By *mm* Deputy

Order No:

STATE OF Florida }
COUNTY OF Hillsborough } SS:

I certify that I know or have satisfactory evidence that Nicholas E. Alfano, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 11/16/18

Printed Name: Carmen F. Alvarez
Notary Public in and for the State of Florida
Residing at Hillsborough County Florida
My appointment expires: 5/28/19 Proced PA

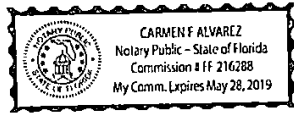


Exhibit A**EXCEPTIONS:****A. EASEMENT AND PROVISIONS THEREIN:**

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

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

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

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.

((OPTIONAL))) (Lot 40 only)

G. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: John E. Sadzewicz and Lori J. Sadzewicz, husband and wife,
their heirs, successors and assigns
Dated: November 7, 2002
Recorded: November 14, 2002
Auditor's No.: 200211140225
Purpose: Non-exclusive easement for ingress, egress and utilities
Area Affected: North 60 feet of the East 350 feet of Lot 40