

When recorded return to:  
Betty Ann Rongner and Robert E. Rongner  
2604 Fir Crest Boulevard  
Anacortes, WA 98221

201904030017  
04/03/2019 10:21 AM Pages: 1 of 5 Fees: \$103.00  
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620037360

CHICAGO TITLE  
020037360

### STATUTORY WARRANTY DEED

THE GRANTOR(S) William J. Petras and Tatiana Petras, 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 Robert E. Rongner and Betty Ann Rongner, husband and wife

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

Lot 28, 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.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P121981 / 4843-000-028-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2019 1187  
APR 03 2019

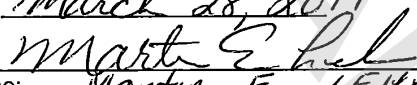
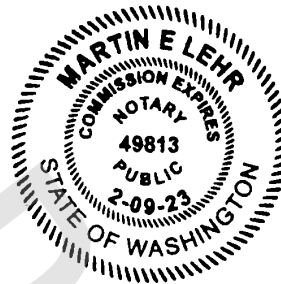
Amount Paid \$ 9,350.00  
Skagit Co. Treasurer  
By *cm dm* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: March 22, 2019

  
\_\_\_\_\_  
William J. Petras  
\_\_\_\_\_  
Tatiana PetrasState of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that William J. Petras and Tatiana Petras are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 28, 2019  
  
\_\_\_\_\_  
Name: Martin E. LEHR  
Notary Public in and for the State of WA  
Residing at: La Conner  
My appointment expires: 2-9-23

**EXHIBIT "A"**

## Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;  
 Recorded: January 12, 1995  
 Auditor's No.: 9501120049, records of Skagit County, Washington  
 In favor of: Puget Sound Power & Light Company  
 For: Underground electric system, together with necessary appurtenances  
 Affects: That portion of said plat lying within the South 10 feet of the East 400 feet of that certain 30 foot wide roadway in Colver's Addition to Anacortes
  
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 SHORT PLAT ANA 93-003:  
 Recording No: 9309150050
  
3. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,  
  
 Recording Date: September 15, 1993  
 Recording No.: 9309150050  
 Matters shown: Fence
  
4. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
 Recorded: November 14, 2002  
 Auditor's No(s): 200211140225, records of Skagit County, Washington  
 In favor of: John E. Sadzewicz and Lori J. Sadzewicz, husband and wife  
 Affects: That portion of said plat lying within Short Plat ANA 93-003
  
5. Easement, including the terms, covenants, and provisions thereof, granted by instrument  
 Recorded: December 15, 1993  
 Auditor's No.: 9312150128, 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: That portion of said plat lying within Short Plat ANA 93-003
  
6. Agreement, including the terms and conditions thereof; entered into;  
 By: City of Anacortes  
 And Between: Nels Strandberg  
 Recorded: June 1, 2004  
 Auditor's No.: 200406010217, records of Skagit County, Washington

**EXHIBIT "A"**Exceptions  
(continued)

Providing: Encroachment Agreement

7. Easement, including the terms and conditions thereof, granted by instrument;  
 Recorded: March 1, 2004  
 Auditor's No.: 200403010128, records of Skagit County, Washington  
 In favor of: Puget Sound Power & Light Company  
 For: Underground electric system, together with necessary appurtenances  
 Affects: A 10 foot strip of land across said premises
  
  8. Affect, if any, of Boundary Adjustment Survey;  
 Recorded: April 24, 2003  
 Auditor's File No.: 200304240060, records of Skagit County, Washington
  
  9. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, 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 law;  
 Recorded: August 18, 2004  
 Auditor's No(s): 200408180096, records of Skagit County, Washington  
 Executed By: Gary Robinson
  
  10. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;  
 Recorded: September 3, 2004  
 Auditor's No(s): 200409030133, records of Skagit County, Washington  
 Executed By: Fir Crest Development NW, LLC
- Modification(s) of said covenants, conditions and restrictions
- Recording Date: February 17, 2010  
 Recording No.: 201002170020
11. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
 Recorded: September 3, 2004  
 Auditor's No(s): 200409030133, records of Skagit County, Washington  
 Imposed By: Fir Crest Owners' Association
  
  12. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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,

**EXHIBIT "A"**Exceptions  
(continued)

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 FIR CREST PLANNED UNIT DEVELOPMENT:

Recording No: 200408310219

13. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, 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 law;  
 Recorded: September 27, 2004  
 Auditor's No(s): 200409270154, records of Skagit County, Washington  
 Executed By: First Crest Development NW, LLC  
 As Follows: Maximum lot coverage for all lots containing two-story units shall be increased to 41%
  
14. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:  

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."
  
15. City, county or local improvement district assessments, if any.
16. Assessments, if any, levied by City of Anacortes.
17. Dues, charges and assessments, if any, levied by Fir Crest Owners' Association.