

When recorded return to:
Dwain L. Hanson and Mary A. Hanson
3423 S Bowdish Rd
Spokane, WA 99206

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2058

Jun 11 2020

Amount Paid \$8450.00
Skagit County Treasurer
By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620042650

CHICAGO TITLE
620042650

STATUTORY WARRANTY DEED

THE GRANTOR(S) ^DDane ^AA. Armstrong and Jacquelyn J. Armstrong, as Co Trustees of the Dane and Jackie Armstrong Revocable Trust

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Dwain L. Hanson and Mary A. Hanson, Husband and wife

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

Lot 19, 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.

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

Tax Parcel Number(s): P121972/ 4843-000-019-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: June 9, 2020

^{A 2}
Dane R. Armstrong and Jacquelyn J. Armstrong, as Co Trustees of the Dane and Jackie Armstrong Revocable Trust

BY: [Signature] Co-Trustee
Dane R. Armstrong
Co-Trustee

BY: [Signature] CO TRUSTEE
Jacquelyn J. Armstrong
Co-Trustee

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Dane R. Armstrong and Jacquelyn J. Armstrong are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Co-Trustee and Co-Trustee, respectively, of Dane R. Armstrong and Jacquelyn J. Armstrong, as Co Trustees of the Dane and Jackie Armstrong Revocable Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: June 9, 2020

[Signature]
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 10/27/2022

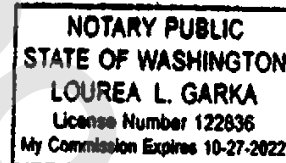


EXHIBIT "A"
Exceptions

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. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
15. City, county or local improvement district assessments, if any.
16. Dues, charges and assessments, if any, levied by Fir Crest Owners' Association.
17. Assessments, if any, levied by City of Anacortes.