

**When recorded return to:**  
Darrell Feller and Mary Feller  
2504 Hewlett Ct  
Bellingham, WA 98229

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4280

Oct 16 2020

Amount Paid \$10052.00  
Skagit County Treasurer  
By Bridget Ibarra Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620044483

CHICAGO TITLE CO.  
620044483

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Jason C. Knott, a married person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Darrell Feller and Mary Feller, husband and wife

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

Lot 1, CITY OF ANACORTES SHORT PLAT, FRAZIER SHORT PLAT ANA-06-004, recorded  
September 19, 2006 under Auditor's File No. 200609190008, records of Skagit County,  
Washington; being a portion of the Northeast Quarter of the Southwest Quarter of Section 25,  
Township 35 North, Range 1 East of the Willamette Meridian.

Situate in the County of Skagit, State of Washington.

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

Tax Parcel Number(s): P125038/ 350125-0-086-0100

Subject to:

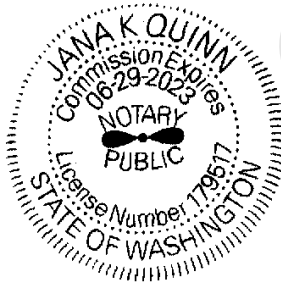
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**STATUTORY WARRANTY DEED**  
(continued)

Dated: October 7, 2020

Kristina Knott  
Kristina KnottJason C. Knott  
Jason C. KnottState of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Kristina Knott and Jason C. Knott 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: October 14, 2020Janak Quinn  
Name: Janak Quinn  
Notary Public in and for the State of Washington  
Residing at: Arlington  
My appointment expires: 06/29/2023

## 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 Survey:

Recording No: 9502160017

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 CITY OF ANACORTES SHORT PLAT, FRAZIER SHORT PLAT ANA-06-004:

Recording No: 200609190008

3. Easement(s) and the terms and conditions thereof, for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Hoyer Homes a Washington limited liability company and the City of Anacortes
Purpose:	Utilities
Recording Date:	January 5, 2015
Recording No.:	201501050082
Affects:	Southwesterly corner of Lot 1

4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. City, county or local improvement district assessments, if any.
6. Assessments, if any, levied by the City of Anacortes.