

**When recorded return to:**

David Terry Brunner and Karla Bennett Brunner  
6704 67th Sr NE  
Marysville, WA 98270

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620046425

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1030

Mar 11 2021

Amount Paid \$10995.40  
Skagit County Treasurer  
By Chelsea Stalcup Deputy

**CHICAGO TITLE**  
620046425

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Benjamin N. Andreas, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to David Terry Brunner and Karla Bennett Brunner, a married  
couple

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

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

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

LT 14, PLAT OF FOREST HILLS PUD

Tax Parcel Number(s): P114079 / 4727-000-014-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

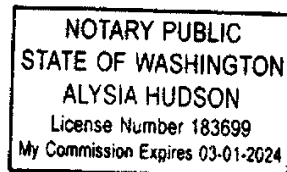
Dated: March 2, 2021

B. N. A.  
Benjamin N. Andreas

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that

Benjamin N. Andreas  
(is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: 03 02 2021

Alysia Hudson  
Name: Alysia Hudson  
Notary Public in and for the State of WA  
Residing at: Skagit  
My appointment expires: 03 01 2024

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P114079 / 4727-000-014-0000**

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LOT 14, PLAT OF FOREST HILLS PUD, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 17 OF PLATS, PAGE(S) 42 AND 43, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
**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 PLAT OF FOREST HILLS PUD:

Recording No: 9901200127

2. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: January 29, 1999  
Recording No.: 9901290249

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 13, 2020  
Recording No.: 202003130104

3. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Forest Hills Owners' Association, its successors and assigns  
Recording Date: January 29, 1999  
Recording No.: 9901290249

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

Granted to: R & M, LLP a limited liability partnership  
Purpose: Installation and maintenance of landscaping  
Recording Date: August 23, 2001  
Recording No.: 200108230106  
Affects: Portion of said premises and other land

5. Easement Agreement and the terms and conditions thereof:

Recording Date: November 1, 2006

**EXHIBIT "B"****Exceptions  
(continued)**

Recording No.: 200611010079

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. 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."
8. Assessments, if any, levied by City of Anacortes.
9. Dues, Charges and/or Assessments, if any, levied by Forest Hills PUD Owner's Association.
10. City, county or local improvement district assessments, if any.
11. Skagit County Right-to-Manage Natural Resource Lands Disclosure

Recording Date: December 29, 2014  
 Recording No.: 201412290260

Agreement Creating Liability To Holder and To United States and the terms and conditions thereof:

Recording Date: July 11, 2018  
 Recording No.: 201807110067