

When recorded return to:

Sandra B Kaufman and Randy L Kaufman
12492 Gwen Drive Unit 8
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251937

Jun 23 2025

Amount Paid \$6245.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620058674

CHICAGO TITLE
620058674

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kristi Kaufman, a married person as a separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Sandra B Kaufman and Randy L Kaufman, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
UNIT 8 OF FIRCREST CONDOMINIUM NO. 1, ACCORDING TO THE DECLARATION
THEREOF RECORDED OCTOBER 14, 1975 UNDER Recording No. 824774 AND ANY
AMENDMENTS THERETO, AND REVISED SURVEY MAP OF PLANS THEREOF RECORDED
OCTOBER 9, 1975, UNDER Recording No. 824600, IN VOLUME 11 OF PLATS, PAGES 27 AND
28, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P79146 / 4330-000-008-0005

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 6-17-2025

Kristi Kaufman
Kristi Kaufman

State of Washington

County of SKagit

This record was acknowledged before me on June 17, 2025 by Kristi Kaufman.

Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

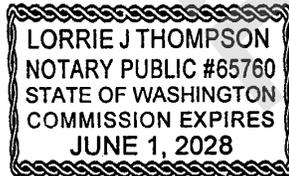


EXHIBIT "A"
Exceptions

1. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
From: The State of Washington
Recorded: April 25, 1944
Recording No.: 370952, records of Skagit County, Washington
Executed By: United States of America
As Follows: Reserving to the United States of America a $\frac{3}{4}$ interest in the oil, gas, coal, and other mineral rights of whatsoever nature upon, in or under the said lands, together with the usual mining rights, powers and privileges, including the right of access to and the use of such parts of the surface as may be necessary for mining and saving said minerals.

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

Recorded: October 14, 1975
Recording No.: 824774, records of Skagit County, Washington

And in Amendments thereto;
Recorded: November 20, 1997
Recording No.: 9711200045, records of Skagit County, Washington

3. Provisions of articles of incorporation and by-laws of Fircrest Condominium Owners Association, as disclosed within declaration recorded under Recording No. 824774.

The following matters affect a portion of the land included within the common areas and facilities, but said matters do not affect those portions of the land which are physically occupied by the units.

4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: March 6, 1936
Recording No.: 276867, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

5. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 10, 1997

EXHIBIT "A"Exceptions
(continued)

Recording No.: 9711100138, records of Skagit County, Washington
 In favor of: Cascade Natural Gas, Corp.
 For: Natural gas pipeline or pipelines

6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 FIRCREST CONDOMINIUM NO. 1:

Recording No: 824600

7. Easement, including the terms and conditions thereof, disclosed by instrument;
 Recorded: February 13, 1976
 Recording No.: 830183, records of Skagit County, Washington
 In favor of: Robert W. Fisher and Gloria J. Fisher, husband and wife; Gary K. McMillen and Patricia A. McMillen, husband and wife; and Allen D. Brown and Gwen E. Brown, husband and wife
 As Follows:

Reserving to the grantors, their heirs, successors and assigns, an easement over, under, and across all common areas and facilities of said condominium described in paragraph 5 of declaration recorded under Recording No. 824774, to construct, reconstruct, operate, inspect, maintain or remove lines of telephone transmission, consisting of such underground conduits, cables and wires with necessary facilities and equipment for the purpose of serving the condominium and other property with television reception, together with the right to enter upon said premises at all times for the purposes stated.

8. Agreement and Easement, including the terms and conditions thereof; entered into;
 By: Fircrest Condominium Association
 And Between: TCI Cablevision of Washington
 Recorded: November 24, 1999
 Recording No.: 199911240033, records of Skagit County, Washington
 Providing: Multi-channel video programming and other services
9. Agreement and Easement, including the terms and conditions thereof; entered into;
 By: Fircrest Condominium Association
 And Between: TCI Cablevision of Washington
 Recorded: December 10, 1999
 Recording No.: 199912100115, records of Skagit County, Washington
 Providing: Multi-channel video programming and other services
10. Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto.

EXHIBIT "A"Exceptions
(continued)

11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- | | |
|-----------------|--------------------------------|
| Granted to: | Comcast of Washington IV, Inc. |
| Purpose: | Broadband communication |
| Recording Date: | October 8, 2009 |
| Recording No.: | 200910080087 |
12. 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."
13. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
14. City, county or local improvement district assessments, if any.
15. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.