

When recorded return to:
Matthew H Oldow
3906 Foxglove Circle
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20252229
Jul 16 2025
Amount Paid \$5125.00
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.: 620059008

CHICAGO TITLE
620059008

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lori K Petet as Personal Representative of the Estate of Darlene B Kantzer
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Matthew H Oldow, an unmarried person and Michael R Oldow
and Melissa Beaton, a married couple, Right of survivorship

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.)

UNIT D, FIR HILL CONDO

Tax Parcel Number(s): P111944 / 4700-000-004-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: July 11, 2025

Estate of Darlene B Kantzer

BY: Lori Petet

Lori Petet

Personal Representative

State of WashingtonCounty of Skagit

This record was acknowledged before me on July 11, 2025 by Lori Petet as
Personal Representative of The Estate of Darlene B Kantzer.

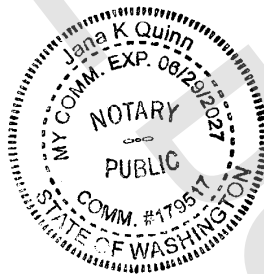
Jana K Quinn
(Signature of notary public)Notary Public in and for the State of WashingtonMy appointment expires: 06/29/2027

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): P111944 / 4700-000-004-0000

UNIT D OF "FIR HILL CONDOMINIUM," AS IDENTIFIED ON MAP AND FLOOR PLANS, RECORDED SEPTEMBER 16, 1997, IN VOLUME 16 OF PLATS, PAGES 187 AND 188, UNDER AUDITOR'S FILE NO. 9709160076, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS ASSIGNED IN DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 16, 1997, UNDER AUDITOR'S FILE NO. 9709160077.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Agreement including the terms, covenants and provisions thereof
Recording Date: April 17, 1987
Recording No.: 8704170001
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: March 30, 1993
Recording No.: 9303300068
3. Any rights, interests, or claims which may exist or arise by reason matters disclosed by survey,
Recording Date: December 12, 1996
Recording No.: 9612120020
4. 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 Survey Map and Plans:
Recording No: 9709160076
5. The matters set forth in the document shown below which, among other things, contains or provides for: certain easements; liens and the subordination thereof; provisions relating to partition; restrictions on severability of component parts; and covenants, conditions and restrictions 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.
Recording Date: September 16, 1997
Recording No.: 9709160077
6. Lien of assessments levied pursuant to the Declaration for Fir Hill Condominium to the extent provided for by Washington law.
7. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands

EXHIBIT "B"Exceptions
(continued)

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. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. Assessments, if any, levied by Mt Vernon.
10. City, county or local improvement district assessments, if any.