

202510170060

10/17/2025 01:12 PM Pages: 1 of 8 Fees: \$310.50
Skagit County Auditor, WA

202205180055

05/18/2022 01:28 PM Pages: 1 of 7 Fees: \$209.50
Skagit County Auditor, WA

When recorded return to:
Martin Meyer and Fengfeng Ren
PO BOX 553
Tabernash, CO 80478

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Kaylee Oudman
Affidavit No. 20253415
Date 10/17/2025

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620051474

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20222060

May 18 2022

Amount Paid \$13790.00
Skagit County Treasurer
By Lena Thompson Deputy

CHICAGO TITLE

620051474

Re-Record to correct
Parcel + legal

STATUTORY WARRANTY DEED

THE GRANTOR(S) Sol Brillante Kohlhaas and Erin Kathleen Kohlhaas, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to Martin Meyer and Fengfeng Ren, a married couple

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

LOT 15, 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.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. legal attached

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

Lot 15, Fir Crest PUD, tog w undivided 1/4 interest in Tract A
abutting Lots 13 through 16 inclusive

Tax Parcel Number(s): P121968 / 4843-000-015-0000

a Ptn of P121997 / 4843-999-001-0300

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: May 16, 2022

Sol. Brilliante Kohlhaas


Erin Kathleen KohlhaasState of WashingtonCounty of SKagit

AH- 05-17-2022

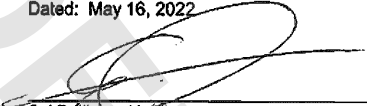
This record was acknowledged before me on May 17, 2022 by Sol. Brilliante Kohlhaas and Erin Kathleen Kohlhaas.
(Signature of notary public)

NOTARY PUBLIC STATE OF WASHINGTON ALYSIA HUDSON License Number 183699 My Commission Expires 03-01-2024
--

Notary Public in and for the State of WashingtonResiding at: ArlingtonMy commission expires: 03-01-2024

STATUTORY WARRANTY DEED
(continued)

Dated: May 16, 2022


Sol Brilliante Kohlhaas

Erin Kathleen Kohlhaas

State of TEXASCounty of BEXARThis record was acknowledged before me on May 16, 2022 by Sol Brilliante Kohlhaas and Erin Kathleen Kohlhaas.

(P)

(AW)

(Signature of notary public)

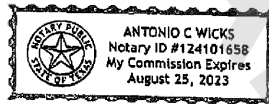
Notary Public in and for the State of TEXASResiding at: 10730 Potomac Rd. Ste. 122-194 SAN ANTONIO TX 78229My commission expires: 8/25/2023

EXHIBIT "A"

Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Recording Date: January 12, 1995
 Recording No.: 9501120049
 In favor of: Puget Sound Power & Light Company
 For: Underground electric system, together with necessary appurtenances

2. 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 Short Plat No. ANA 93-003:

Recording No: 9309150050

3. 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:

Recording No: 9309150050

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

In favor of: John E. Sadzewicz and Lori J. Sadzewicz, husband and wife
 Recording Date: November 14, 2002
 Recording No.: 200211140225
 Affects: Portion of said premises

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

Granted to: Puget Sound Power and Light Company
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
 Recording Date: December 15, 1993
 Recording No.: 9312150128
 Affect: Portion of said premises

EXHIBIT "A"

Exceptions
(continued)

6. Agreement, including the terms and conditions thereof:

Between : City of Anacortes and Nels Strandberg
Recording Date: June 1, 2004
Recording No.: 200406010217
Providing: Encroachment Agreement

7. 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: Underground electric system, together with necessary appurtenances
Recording Date: March 1, 2004
Recording No.: 200403010128
Affects: Portion of said premises

8. 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:

Recording No: 200304240060

9. 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: August 18, 2004
Recording No.: 200408180096

10. 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: September 3, 2004
Recording No.: 200409030133

EXHIBIT "A"

Exceptions
(continued)

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 17, 2010
Recording No.: 201002170020

11. 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: Fir Crest Owners' Association
Recording Date: September 3, 2004
Recording No.: 200409030133

12. 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 the Plat of Fir Crest Planned Unit Development:

Recording No: 200408310219

13. 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: September 27, 2004
Recording No.: 200409270154

14. Skagit County Right to manage natural resource lands disclosure and the terms and conditions thereof:

Recording Date: March 16, 2018
Recording No.: 201803160098

15. 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

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EXHIBIT "A"

Exceptions
(continued)

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."

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

**STATE OF WASHINGTON
COUNTY OF SKAGIT COUNTY } SS**

As Auditor of Skagit County County, I do hereby certify that the foregoing instrument is a true and correct copy of the original now on file in this office.

IN WITNESS WHEREOF, I set my hand and seal as Auditor of Skagit County County this 14th day of October, 2025

Sandra Perkins
Auditor

Justin Gault
Deputy Auditor



EXHIBIT "A"

LEGAL DESCRIPTION

Parcel Number: 4843-000-015-0000/P121968 & 4843-999-001-0300/P121997

PARCEL "A":

Lot 15, "FIR CREST PLANNED UNIT DEVELOPMENT," as per plat recorded on August 31, 2004, under Auditor's File No. 200408310219, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

An undivided 1/4 interest in Tract A, adjacent to Lots 13 through 16, "FIR CREST PLANNED UNIT DEVELOPMENT," per plat recorded on August 31, 2004, under Auditor's File No. 200408310219, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.