

When recorded return to:
Charles E. Eckardt
Victoria A. Eckardt
2506 Fir Crest Blvd
Anacortes, WA 98221



201105100016
Skagit County Auditor

5/10/2011 Page 1 of 4 10:35AM

Filed for record at the request of:



**CHICAGO TITLE
COMPANY**

770 NE Midway Blvd., PO Box 1050
Oak Harbor, WA 98277

Escrow No.: 245338298

CHICAGO TITLE
620012932

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mary A. Ersfeld, a single person

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to Charles E. Eckardt and Victoria A. Eckardt, husband and wife

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

Lot 21, 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.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P121974

Dated: April 27, 2011

Mary A. Ersfeld

Mary A. Ersfeld

by *Edward Ersfeld* her attorney in fact

Edward Ersfeld, as her attorney in fact

1370
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 10 2011

Amount Paid \$ 5167.00
By *CW* Skagit Co. Treasurer Deputy

STATUTORY WARRANTY DEED

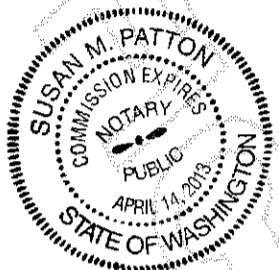
(continued)

State of Washington

County of Island

I certify that I know or have satisfactory evidence that Edward Ersfeld is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Power of Attorney of Mary A. Ersfeld to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 5/5/11



Susan Patton
Name: Susan M. Patton
Notary Public in and for the State of Washington,
Residing at: Oak Harbor
My appointment expires: 4.14.2013



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5/10/2011 Page 2 of 4 10:35AM

1. Easement, including the terms and conditions thereof, granted by instrument;
 Recorded: January 12, 1995
 Auditor's No.: 9501120049, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Underground electric system, together with necessary appurtenances
 Affects: That portion of said plat lying within the South 10 feet of the East 400 feet of that certain 30 foot wide roadway in Colver's Addition to Anacortes

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 SHORT PLAT ANA 93-003.

 Recording No: 9309150050

3. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

 Recording Date: September 15, 1993
 Recording No.: 9309150050
 Matters shown: Fence

4. Easement, including the terms and conditions thereof, disclosed by instrument(s);
 Recorded: November 14, 2002
 Auditor's No(s): 200211140225, records of Skagit County, Washington
 In favor of: John E. Sadzewicz and Lori J. Sadzewicz, husband and wife
 Affects: That portion of said plat lying within Short Plat ANA 93-003

5. Easement, including the terms, covenants, and provisions thereof, granted by instrument
 Recorded: December 15, 1993
 Auditor's No.: 9312150128, records of Skagit County, Washington
 In Favor of: Puget Sound Power and Light Company
 For: Electric transmission and/or distribution line, together with necessary appurtenances
 Affects: That portion of said plat lying within Short Plat ANA 93-003

6. Latecomer charges by the City of Anacortes as disclosed by instrument recorded October 10, 1988, under Skagit Auditor's File No. 8810100046.
 Affects: Portion of said plat lying in the South Half of the Southeast Quarter of the Southeast Quarter of the Southeast Quarter

7. Agreement, including the terms and conditions thereof, entered into:
 By: City of Anacortes
 And Between: Nels Strandberg
 Recorded: June 1, 2004
 Auditor's No.: 200406010217, records of Skagit County, Washington
 Providing: Encroachment Agreement

8. Easement, including the terms and conditions thereof, granted by instrument;
 Recorded: March 1, 2004
 Auditor's No.: 200403010128, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Underground electric system, together with necessary appurtenances
 Affects: A 10 foot strip of land across said premises

9. Affect, if any, of Boundary Adjustment Survey;
 Recorded: April 24, 2003
 Auditor's File No.: 200304240060, records of Skagit County, Washington

10. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, 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 law;
 Recorded: August 18, 2004
 Auditor's No(s): 200408180096, records of Skagit County, Washington
 Executed By: Gary Robinson

11. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;
 Recorded: September 3, 2004
 Auditor's No(s): 200409030133, records of Skagit County, Washington
 Executed By: Fir Crest Development NW, LLC

Modification(s) of said covenants, conditions and restrictions

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



201105100016
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12. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: September 3, 2004
Auditor's No(s): 200409030133, records of Skagit County, Washington
Imposed By: Fir Crest Owners' Association

13. 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 FIR CREST PLANNED UNIT DEVELOPMENT.

Recording No: 200408310219

14. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, 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 law;

Recorded: September 27, 2004
Auditor's No(s): 200409270154, records of Skagit County, Washington
Executed By: First Crest Development NW, LLC

As Follows: Maximum lot coverage for all lots containing two-story units shall be increased to 41%

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

Granted to: Fircrest Homeowners Association
Purpose: For the maintenance of landscaping, sprinkler system, power meter, and a sign identifying the Fir Crest Development
Recording Date: May 23, 2008
Recording No.: 200805230081
Affects: Easterly portion of said premises



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