



201308290097

Skagit County Auditor \$74.00
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When recorded return to:
Jeff J. Ree, Sarah Ree and Kathy Kyung Ree
4405 Fir Crest Court
Anacortes, WA 98221

Recorded at the request of:

File Number: A105180

Statutory Warranty Deed A105180.1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Douglas B. Shepherd and Sandra L. Shepherd, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jeff J. Ree and Sarah Ree, a married couple, and Kathy Kyung Ree, a married woman, as her separate estate, the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 33 Fir Crest P.U.D.

Tax Parcel Number(s): P121986, 4843-000-033-0000

Lot 33, "FIR CREST PLANNED UNIT DEVELOPMENT" as per plat recorded August 31, 2004 under Auditor's File No. 200408310219, records of Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 8/12/2013

Douglas B. Shepherd

Sandra L. Shepherd

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20133530
AUG 29 2013

Amount Paid \$ 6502.00
Skagit Co. Treasurer
By kk Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Douglas B. Shepherd and Sandra L. Shepherd, the persons who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 8-19-13

Printed Name: Vicki L. Hoffman
Notary Public in and for the State of Washington
Residing at Anacortes, WA
My appointment expires: 10/08/2013

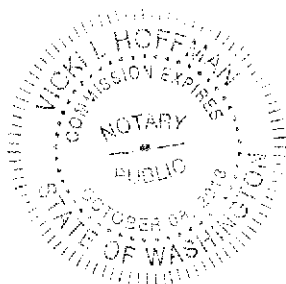


EXHIBIT A

EXCEPTIONS:

A. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company, a Washington corporation
Dated: December 30, 1994
Recorded: January 12, 1995
Auditor's No.: 9501120049
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way;
Location:

Right-of-Way No. 1: The South 10 feet of that portion of Parcel "A" lying Westerly of Havekost Road.

Right-of-Way No. 2: The South 10 feet of the East 400 feet of Parcel "B".

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Dated: February 24, 2004
Recorded: March 1, 2004
Auditor's No.: 200403010128
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected: "A strip of land ten (10) feet in width with five (5) feet on each side of the centerline of grantee's facilities as now constructed, to be constructed, extended or relocated..."

C. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: City of Anacortes, a municipal corporation
And: Nels Strandberg
Dated: May 17, 2004
Recorded: June 1, 2004
Auditor's No.: 200406010217
Regarding: Encroachment of an arbor to be placed over the city sidewalk for an entrance into Fir Crest and a bus stop waiting area

D. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Fir Crest Planned Unit Development
Recorded: August 31, 2004
Auditor's No.: 200408310219



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E. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: September 3, 2004
Recorded: September 3, 2004
Auditor's No.: 200409030133
Executed By: Fir Crest Development NW, LLC, a limited liability company

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Recorded: February 17, 2010
Auditor's No.: 201002170020

