



201405160075

Skagit County Auditor \$74.00  
5/16/2014 Page 1 of 3 1:46PM

When recorded return to:  
Charles D. Harris and Jessica R. Harris  
2704 Fir Crest Boulevard  
Anacortes, WA 98221

Recorded at the request of:  
Guardian Northwest Title  
File Number: A107443

**Statutory Warranty Deed**

*A107443*  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Harold R. McHarg and Janis L. Headding-McHarg, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Charles D. Harris and Jessica R. Harris, a married couple the following described real estate, situated in the County of Skagit, State of Washington

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
*20141082*  
MAY 16 2014

Abbreviated Legal:  
Lot 38, Fir Crest PUD

Tax Parcel Number(s): **P121991, 4843-000-038-0000**

Amount Paid \$ *6929.20*  
Skagit Co. Treasurer  
By *MG* Deputy

Lot 38, "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 5/09/2014

\_\_\_\_\_  
Harold R. McHarg

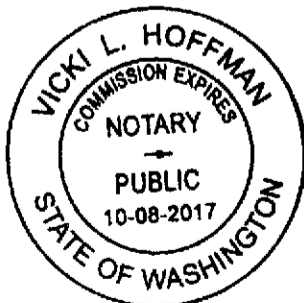
\_\_\_\_\_  
Janis L. Headding-McHarg

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Harold R. McHarg and Janis L. Headding-McHarg, 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: 5-14-14

\_\_\_\_\_  
Printed Name: Vicki L. Hoffman  
Notary Public in and for the State of Washington  
Residing at Anacortes, WA  
My appointment expires: 10/08/2017



# 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



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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

Amendment to the Plat of Fir Crest Planned Unit Development, recorded under Skagit County Auditor's File No. 200409270154

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