

When recorded return to:
Lincoln Aldridge and Heidi A. Aldridge
P.O. Box 302
Clearlake, WA 98235



201606070076
Skagit County Auditor \$76.00
6/7/2016 Page 1 of 4 11:46AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620027209

STATUTORY WARRANTY DEED

THE GRANTOR(S) FPE Birdsvew, LLC, a Washington Limited Liability Company
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Lincoln Aldridge and Heidi A. Aldridge, a married couple

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

Lot 7, FOREST PARK ESTATES, according to the plat thereof recorded February 11, 2009 under Auditor's File No. 200902110084, records of Skagit County, Washington.

Situated in Skagit County Washington.

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

Tax Parcel Number(s): P128277 / 4980-000-007-0000

Subject to:

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

Dated: May 19, 2016

FPE Birdsvew, LLC

BY: *Louis H. Regua*
Louis H. Regua
Co-Manager

BY: *John L. Aberneth*
John L. Aberneth
Co-Manager

20162304
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 07 2016

Amount Paid \$ 628.00
Skagit Co. Treasurer
By *fff* Deputy

STATUTORY WARRANTY DEED

(continued)

State of WA
County of Skagit

I certify that I know or have satisfactory evidence that

Louis H. Requa
John B. Abenroth

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 Co-Managers of FPE Birdsvew, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 2-1-19

Mark E Lehr
Name: Martin F Lehr
Notary Public in and for the State of WA
Residing at: La Conner
My appointment expires: 2-9-19



EXHIBIT "A"
Exceptions

1. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry; Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
- From: The State of Washington
Recorded: April 1, 1921
Auditor's No.: 148894, records of Skagit County, Washington
Executed By: State of Washington
Affects: Northeast Quarter of the Southeast Quarter of Section 16-35N-7E
As Follows:

Right of State of Washington or it's successor, subject to payment of compensation therefore, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses, or other easements for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in deed referred to above.

2. Matters disclosed on Survey:
Recorded: January 31, 1986
Volume/Page: Volume 6 of Surveys, page 182
Auditor's File No.: 8601310003
3. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: April 20, 1987
Auditor's No(s): 8704200015, records of Skagit County, Washington
In favor of: State of Washington, acting by and through the Department of Natural Resources
For: The purpose of construction, reconstruction, use and maintenance of a road or roads for the purpose of hauling forest products and other valuable materials
Affects: Easement upon, over and along rights of way thirty (30) feet in width over and across the Northeast Quarter and Southeast Quarter
4. 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 SKAGIT COUNTY SHORT PLAT NO. 91-099:

Recording No: 9305280027

5. Terms, conditions, and restrictions of that instrument entitled Variance,
Recorded: August 11, 1998; August 26, 1998
Auditor's No(s): 9808110003; 9808260025, records of Skagit County, Washington
6. Terms, conditions, and restrictions of that instrument entitled Title Notification;
Between: Skagit County
And: Louis Requa et al
Recorded: August 23, 2002
Auditor's No(s): 200208230147, records of Skagit County, Washington
Affects: This parcel lies within an area or within 500 feet of land designated as natural resource land
7. 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 FOREST PARK

EXHIBIT "A"

**Exceptions
(continued)**

ESTATES:

Recording No: 200902110084

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

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: July 17, 2006
Recording No.: 200607170156
9. Plat Lot of Record Certification

Recording Date: February 11, 2009
Recording No.: 200902110085
10. Terms, conditions, and restrictions of that instrument entitled Maintenance Declaration; Auditor's No(s):200902110086, records of Skagit County, Washington
11. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants 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 applicable law;
Recorded: February 11, 2009
Auditor's No(s):200902110087, records of Skagit County, Washington
Executed By: Forest Park Estates, LLC
12. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: February 11, 2009
Auditor's No(s):200902110087, records of Skagit County, Washington
Imposed By: Forest Park Estates Homeowner's Association
13. City, county or local improvement district assessments, if any.
14. Liability to future assessments, if any, levied by Forest Park Estates Homeowners Association.