

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

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620051474

CHICAGO TITLE

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

STATUTORY WARRANTY DEED

THE GRANTOR(S) Sol Brilliante 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.

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

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

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: May 16, 2022

Sol Brilliahte Kohlhaas

Erin Kathleen Kohlhaas
Erin Kathleen Kohlhaas

State of Washington
County of SKAGIT

att 05-17-2022

This record was acknowledged before me on May 17, 2022 by ~~Sol Brilliahte Kohlhaas~~ and Erin Kathleen Kohlhaas.

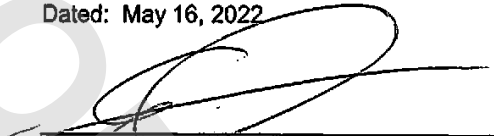
Alysia Hudson
(Signature of notary public)

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

Notary Public in and for the State of Washington
Residing at: Arlington
My commission expires: 03-01-2024

STATUTORY WARRANTY DEED
(continued)

Dated: May 16, 2022



Sol Brillante Kohlhaas

Erin Kathleen Kohlhaas

State of TEXAS
County of BEXAR

This record was acknowledged before me on May 16, 2022 by Sol Brillante Kohlhaas and Erin
Kathleen Kohlhaas. (Acu)



(Signature of notary public)

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

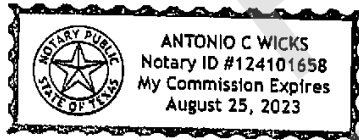


EXHIBIT "A"
Exceptions

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

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.