

When recorded return to:
Mallory Parks and Charles Fleming
2703 Fir Crest Boulevard
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20235993

Mar 31 2023

Amount Paid \$12855.00

Skagit County Treasurer

By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620053839

CHICAGO TITLE

620053839

STATUTORY WARRANTY DEED

THE GRANTOR(S) James W. Schwartz and Joanie A. Schwartz, Trustees of the Schwartz 2014 Family Trust dated 12/17/2014

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Mallory Parks and Charles Fleming, wife and husband

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

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

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

LT 17, "FIR CREST PLANNED UNIT DEVELOPMENT"

Tax Parcel Number(s): P121970 / 4843-000-017-0000, P121998 / 4843-999-001-0400

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: March 29, 2023

James W. Schwartz and Joanie A. Schwartz, Trustees of the Schwartz 2014 Family Trust dated 12/17/2014

BY: James W. Schwartz Trustee
James W. Schwartz
Trustee

BY: Joanie A. Schwartz Trustee
Joanie A. Schwartz
Trustee



State of Washington

County of Skagit

This record was acknowledged before me on March 29 2023 by James W. Schwartz and Joanie A. Schwartz as Trustee and Trustee, respectively, of Schwartz 2014 Family Trust dated 12/17/2014.

Martin E Lehr
(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 2-9-27

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P121970 / 4843-000-017-0000 and P121998 / 4843-999-001-0400

LOT 17, "FIR CREST PLANNED UNIT DEVELOPMENT", AS PER PLAT RECORDED ON AUGUST 31, 2004, UNDER AUDITOR'S FILE NO. 200408310219, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH AN UNDIVIDED 1/3RD INTEREST IN THAT PORTION OF TRACT A ADJACENT TO LOTS 17 THROUGH 19 AS DELINEATED ON SAID PLAT, AND AS ESTABLISHED BY QUIT CLAIM DEED RECORDED UNDER AUDITOR'S FILE NUMBER 201903140021, RECORDS OF SKAGIT COUNTY, WASHINGTON;

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Notice of Latecomer Connection Charges and the terms and conditions thereof:
Recording Date: October 10, 1988
Recording No.: 8810100046
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.
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Power & Light Company, a Washington corporation
Purpose: Underground electric system
Recording Date: December 15, 1993
Recording No.: 9312150128
Affects: Portion of said premises
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Power & Light Company, a Washington corporation
Purpose: Underground electric system, together with necessary appurtenances
Recording Date: January 12, 1995
Recording No.: 9501120049
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: John E. Sadzewicz and Lori J. Sadzewicz, husband and wife
Purpose: Ingress, egress and utilities
Recording Date: November 14, 2002
Recording No.: 200211140225
Affects: Portion of said premises
6. 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

EXHIBIT "B"Exceptions
(continued)

federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

Recording No: 200304240060

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Energy, Inc., a Washington corporation
Purpose: Underground electric system, together with necessary appurtenances
Recording Date: March 1, 2004
Recording No.: 200403010128
Affects: Portion of said premises
8. Encroachment Agreement and the terms and conditions thereof:
- Executed by: City of Anacortes, a municipal corporation and Mr. Nels Strandberg
Recording Date: June 1, 2004
Recording No.: 200406010217
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, 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
- Modification(s) of said instrument
- Recording Date: September 27, 2004
Recording No.: 200409270154

EXHIBIT "B"Exceptions
(continued)

11. 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

Modification(s) of said covenants, conditions and restrictions

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

12. 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, its successors and assigns
Recording Date: September 3, 2004
Recording No.: 200409030133

13. 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 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."

14. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

EXHIBIT "B"

Exceptions
(continued)

15. Assessments, if any, levied by City of Anacortes.
16. City, county or local improvement district assessments, if any.