



202410180038

10/18/2024 09:39 AM Pages: 1 of 7 Fees: \$309.50  
Skagit County Auditor

When recorded return to:  
Edmund Stoecklein and Christine J. Stoecklein  
26910 92nd Ave NW Suite C5, PMB 510  
Stanwood, WA 98292

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2024 2610  
OCT 17 2024

Amount Paid \$ 57,892.50  
Skagit Co. Treasurer  
By *UT* Deputy

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

CHICAGO TITLE CO.

le20056727

Escrow No.: 620056727

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Finn Hangar 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 Edmund Stoecklein and Christine J. Stoecklein, a married couple

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

Unit 102, Finn Hangars, a Condominium, ACCORDING TO THE DECLARATION THEREOF RECORDED SEPTEMBER 17, 2024, UNDER AUDITOR'S FILE NO. 202409170144, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND ANY AMENDMENTS THERETO, AND AMENDED SURVEY MAP AND PLANS THEREOF, RECORDING NO. 202409170145, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P137175/61130000020000

Subject to:

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

STATUTORY WARRANTY DEED  
(continued)

Dated: 10-15-24

Finn Hangar LLC

BY: [Signature]  
Loren Ness  
Manager

State of Washington  
County of Skagit

This record was acknowledged before me on 10-15-24 by Loren Ness as  
Manager of Finn Hangar LLC.

[Signature]  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 5/09/27



**EXHIBIT "A"**

## Exceptions

1. Covenants, conditions and restrictions contained in Deed, 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: April 2, 1958  
Recording No.: 563607

2. Covenants, conditions and restrictions contained in Deed, 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: April 26, 1965  
Recording No.: 665304

3. 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  
Recording Date: December 21, 1979  
Recording No.: 7912210064

4. 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 Dkshiy Regional Airport Binding Site Plan Phase 1:

Recording No: 8608250002

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

Granted to: Cascade Natural Gas Corp.  
Purpose: Underground pipelines  
Recording Date: May 28, 1987  
Recording No.: 8705280042

**EXHIBIT "A"**Exceptions  
(continued)

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

Recording No: 8812290022

7. 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  
Recording Date: June 8, 1990  
Recording No.: 9006080044

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  
Recording Date: April 30, 1993  
Recording No.: 9304300062

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

Granted to: Whidbey Telephone Company  
Purpose: communication lines  
Recording Date: March 17, 1995  
Recording No.: 9503170096

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

Granted to: TCI Cablevision of Washington  
Purpose: Fiber optic cables  
Recording Date: October 27, 1997  
Recording No.: 9710270162

11. 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 "A"**Exceptions  
(continued)

federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Amended Skagit Regional Airport Binding Site Plan, Phase 1:

Recording No: 200303040030

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

Granted to: City of Burlington  
Purpose: Sewage  
Recording Date: September 30, 2002  
Recording No.: 200209300008

13. Regulatory Notice, including the terms, covenants and provisions thereof

Recording Date: July 12, 2017  
Recording No.: 201707120096

14. Lot Certification, including the terms, covenants and provisions thereof

Recording Date: December 12, 2019  
Recording No.: 201912120062

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

Granted to: Public Utility District No. 1 of Skagit County  
Recording Date: September 29, 2009  
Recording No.: 200909290064  
Title Company notes Quit Claim Deed for release of Easement under Recording No. 202402230034, including the terms, covenants and provisions thereof

16. 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 Alteration to Amended Skagit Regional Airport BSP No. 1:

Recording No: 202112100111

17. Lot Certificate, including the terms, covenants and provisions thereof

Recording Date: December 10, 2021  
Recording No.: 2021121000112

**EXHIBIT "A"**Exceptions  
(continued)

18. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- In favor of: Puget Sound Energy, Inc.  
 Purpose: One or more utility systems  
 Recording Date: July 27, 2022  
 Recording No.: 202207270001
19. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Public Utility District No. 1 of Skagit County  
 Purpose: Utilities  
 Recording Date: December 19, 2023  
 Recording No.: 202312190036  
 Title Company notes Quit Claim Deed for release of Easement under Recording No. 202402230033, including the terms, covenants and provisions thereof
20. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Energy, Inc.  
 Purpose: Underground electric transmission and/or distribution system  
 Recording Date: February 8, 2024  
 Recording No.: 202402080035
21. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Port of Skagit County  
 Purpose: Ingress, egress and utilities  
 Recording Date: September 17, 2024  
 Recording No.: 202409170143
22. Covenants, conditions and restrictions 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 17, 2024  
 Recording No.: 202409170144
23. 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

**EXHIBIT "A"**Exceptions  
(continued)

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 Finn Hangars:

Recording No: 202409170145

24. 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."

25. Assessments, if any, levied by Finn Hangars Condominium Association.
26. City, county or local improvement district assessments, if any.
27. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.