

When recorded return to:
Michael D. Fraser and James P. Fraser
2108 S 15th Street
Mount Vernon, WA 98274

Recorded at the request of:
Guardian Northwest Title
File Number: 109878



Skagit County Auditor
8/21/2015 Page

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2 3:31PM

\$73.00

POOR ORIGINAL

Statutory Warranty Deed

109878
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Erich Merkel and Valjean Merkel, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Michael D. Fraser and James P. Fraser, wife and husband the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 6, Blackburn Ridge

Tax Parcel Number(s): P113155, 4708-000-006-0000

Lot 6, "PLAT OF BLACKBURN RIDGE", as per plat recorded in Volume 16 of Plats, pages 206 through 208, inclusive, 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 8/20/15

Erich Merkel
Erich Merkel

Valjean Merkel
Valjean Merkel

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015 3336
AUG 21 2015

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$5,612.⁰⁰
Skagit Co. Treasurer
By Sam Deputy

I certify that I know or have satisfactory evidence that Erich Merkel and Valjean Merkel, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: August 22, 2015



Sam
Printed Name: ~~Katie Hickok~~ TOLEETA SOUTHWICK
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 1/07/2019 6/15/19

EXHIBIT "A"

SCHEDULE "B-1"

EXCEPTIONS:

A. STANDARD PARTICIPATION CONTRACT, (REGARDING SEWERS), INCLUDING THE TERMS AND CONDITIONS THEREOF:

Between: City of Mount Vernon, a municipal corporation
And: Keith and Regina Ash, husband and wife
Dated: September 16, 1981
Recorded: September 23, 1981
Auditor's No.: 8109230024
Providing: Right to connect subject property to City sewer

B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Blackburn Ridge
Recorded: January 30, 1998
Auditor's No: 9801300134

C. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: January 29, 1998
Recorded: January 29, 1998
Auditor's No: 9801290061
Executed by: Dean M. Holt and Gunnar Pedersen

D. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: February 20, 1998
Recorded: March 10, 1998
Auditor's No: 9803100092
Executed by: Gunnar Pedersen and Dean Holt

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: The Public
Dated: March 15, 2001
Recorded: March 22, 2001
Auditor's No: 200103220110
Purpose: Storm drainage
Area Affected: Portion of Lots 5 and 6 of Blackburn Ridge