

When recorded return to:
Peter M. Fredin and Lara L. Stark
18320 Marriott Lane
Bellingham, WA 98229

Recorded at the request of:
Guardian Northwest Title
File Number: 113946

201707120092
Skagit County Auditor
7/12/2017 Page 1 of 4 \$78.00
4:16PM

Statutory Warranty Deed

113946
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR William Fritsch, an unmarried man, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Peter M. Fredin and Lara L. Stark, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 7, Township 36 North, Range 4 East, Ptn. NE NW & ptn. GL 1 (aka Lot 1 SP 91-0024)

Tax Parcel Number(s): P49063, 360407-2-002-0100

Lot 1, Short Plat No. 91-0024, approved June 10, 2004, recorded June 11, 2004, under Skagit County Auditor's File No. 200406110114; being a portion of the Northeast 1/4 of the Northwest 1/4 and a portion of Government Lot 1, Section 7, Township 36 North, Range 4 East, W.M.;

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities as established by that instrument recorded March 29, 2004 under Skagit County Auditor's File No. 200403290213. 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 7-11-17

William Fritsch
William Fritsch

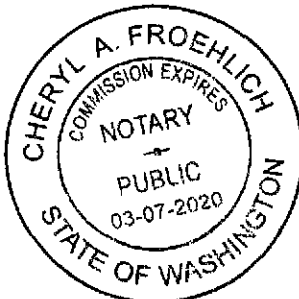
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20173185
JUL 12 2017

Amount Paid \$11,219.00
Skagit Co. Treasurer
By nam Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that William Fritsch, 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: 7-11-17



Cheryl A. Froehlich
Printed Name: Katie Hickok Cheryl A. Froehlich
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 1/07/2019 30/100

Exhibit A
SCHEDULE "B-1"

EXCEPTIONS:

~~A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:~~

~~Grantee: Tran Mountain Oil Pipe Line Corporation, a corporation
Dated: June 14, 1954
Recorded: August 26, 1954
Auditor's No: 505709, Volume 264 of Deeds, Page 780
Purpose: Pipe line
Area Affected: The exact width and location undisclosed of record~~

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Debra J. Langford Douglas
Dated: March 25, 1987
Recorded: March 26, 1987
Auditor's No: 8703260022
Purpose: Ingress and egress
Area Affected: Northerly 20 feet

C. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Whatcom County Water District No. 12
And: Michael D. Kreider and G. Eileen Kreider, husband and wife
Dated: March 7, 1990
Recorded: May 1, 1990
Auditor's No: 9005010080
Regarding: Sewer service

D. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: William L. Fritsch, Sarah J. Fritsch, Jack A. Burns, Sheena K. Burns
And: Owners, successors and assigns
Dated: May 27, 2004
Recorded: June 11, 2004
Auditor's No.: 200406110113
Regarding: Private Road and Private Driveway Maintenance Agreement

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

Dated: June 16, 2004
Recorded: June 17, 2004
Auditor's No.: 200406170010
Executed By: William L. Fritsch and Sarah J. Fritsch

F. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: William L. Fritsch
And: Samish Water District
Dated: July 20, 2004
Recorded: September 3, 2004
Auditor's No.: 200409030097
Regarding: Owner's Sewer Extension Agreement

G. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Short Plat No. 91-0024
Recorded: June 11, 2004
Auditor's No.: 200406110114

H. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: William L. Fritsch et ux
Dated: November 8, 2004
Recorded: November 10, 2004
Auditor's No.: 200411100034
Purpose: Well Protection Zone
Area Affected: As set forth on the face of said document

I. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: William L. Fritsch and Sarah J. Fritsch, husband and wife
Recorded: March 29, 2004
Auditor's No.: 200403290213
Purpose: Ingress, egress & utilities
Area Affected: As disclosed by instrument

J. TITLE NOTIFICATION THAT THE SUBJECT PROPERTY IS ADJACENT TO PROPERTY DESIGNATED NATURAL RESOURCE LANDS BY Skagit COUNTY.

Executed By: William L. Fritsch
Recorded: July 20, 2004
Auditor's No.: 200407200001

Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.

K. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF.
REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY
MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded:

August 5, 2005

Auditor's No.

200508050131