



201803140046

Skagit County Auditor \$80.00
3/14/2018 Page 1 of 7 1:30PM

When recorded return to:
Todd Woodruff
15711 Waynita Way NE H106
Bothell, WA 98011

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 14 2018

Amount Paid \$ 11062
By *[Signature]*
Skagit Co. Treasurer
Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620032557

CHICAGO TITLE
620032557

STATUTORY WARRANTY DEED

THE GRANTOR(S) Frazier Heights LLC

for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration in hand paid, conveys, and warrants to Todd Woodruff, an unmarried person and Carrie Morgan, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 21, Plat of Frazier Heights, according to the plat thereof, recorded August 21, 2017 under Auditor's File No. 201708210208, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P133822 / 6044-000-021-0000,

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: March 13, 2018

Frazier Heights LLC,
A Washington Limited Liability Company

BY: Kendra Decker
Manager

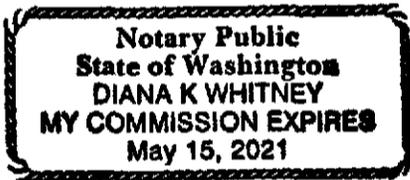
State of WASHINGTON
County of SRAKIT

I certify that I know or have satisfactory evidence that KENDRA DECKER

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the MANAGER of Frazier Heights, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: MARCH 13th, 2018

Diana K. Whitney



Name: DIANA K WHITNEY
Notary Public in and for the State of WA
Residing at: BOW
My appointment expires: 15 MAY 2021

EXHIBIT "A"
Exceptions

1. Right of Way Contract, including the terms, covenants and provisions thereof;

Grantee: Cascade Natural Gas Corporation
Regarding: Pipeline(s)
Recording Date: November 18, 1982
Recording No.: 8211180027

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

Granted to: Drainage District No. 19
Purpose: Drainage
Recording Date: July 22, 1981
Recording No.: 8107220035

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

Granted to: City of Burlington
Purpose: Sewer line
Recording Date: July 15, 1975
Recording No.: 820582, 820584 and 820585

4. Skagit County Conditional Agreement, including the terms, covenants and provisions thereof;

Recording Date: July 6, 1992
Recording No.: 9207060100

5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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. 74-80:

Recording No: 8006190030

6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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. 94-044:

EXHIBIT "A"

Exceptions
(continued)

Recording No: 9111040047

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

Granted to: Lloyd L. Frazier and Joan Frazier, husband and wife
Purpose: Ingress, egress and utilities
Recording Date: May 18, 1993
Recording No.: 9305180089

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

Granted to: The City of Burlington
Purpose: Sanitary sewer line
Recording Date: July 12, 2000
Recording No.: 200007120048

9. Any failure to comply with terms and conditions contained in the instrument creating the easement described as

Purpose: Access and utilities
Recording Date: August 22, 1994
Recording No.: 9408220097

Reference is hereby made to said document for full particulars.

10. Covenant to Bind Properties, including the terms and provisions thereof;

Recording Date: August 28, 2012
Recording No.: 201208280049

11. Notice of Airport Noise and Overflight Effects, including the terms, covenants and provisions thereof;

Recording Date: March 5, 2009
Recording No.: 200903050091

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

Granted to: Puget Sound Energy, Inc.
Purpose: Utility systems
Recording Date: July 22, 2013
Recording No.: 201307220188

EXHIBIT "A"

**Exceptions
(continued)**

13. Lot Certification, including the terms, covenants and provisions thereof;
- Recording Date: September 22, 2015
Recording No.: 201509220107
14. Order on Application for PL15-0465 Preliminary Plat, including the terms, covenants and provisions thereof;
- Recording Date: March 28, 2016
Recording No.: 201603280082
15. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Purpose: Sanitary sewer
Recording Date: June 3, 2016
Recording No.: 201606030055
16. Title Notification - Special Flood Hazard Area, including the terms, covenants and provisions thereof;
- Recording Date: August 15, 2016
Recording No.: 201608150066
17. 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: September 23, 2016
Recording No.: 201609230152
18. Title Notification, including the terms, covenants and provisions thereof;
- Recording Date: December 1, 2016
Recording No.: 201612010026
19. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Port of Skagit County
Purpose: Avigation
Recording Date: December 30, 2016
Recording No.: 201612300086

EXHIBIT "A"

**Exceptions
(continued)**

20. Notice and Acknowledgement, including the terms, covenants and provisions thereof;
- Regarding: Airport and aircraft operations and noise disclosure Skagit regional airport environs
Recording Date: December 30, 2016
Recording No.: 201612300065
21. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 Frazier Heights:
- Recording No: 201708210208
22. 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 21, 2017
Recording No.: 201708210211
23. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:
- Imposed by: Frazier Heights Association
Recording Date: August 21, 2017
Recording No.: 201708210211
24. Protected Critical Area Easement, including the terms, covenants and provisions thereof;
- Recording Date: August 21, 2017
Recording No.: 201708210210
25. Plat Lot of Record Certification, including the terms, covenants and provisions thereof;
- Recording Date: August 21, 2017
Recording No.: 201708210209

An agreement recorded November 9, 2017 at 201711090048 which states that this instrument was subordinated to the document or interest described in the instrument

EXHIBIT "A"
Exceptions
(continued)

Recording Date: November 9, 2017
Recording No.: 201711090047

26. City, county or local improvement district assessments, if any.
27. Assessments, if any, levied by Frazier Heights Association.