


When recorded return to:  
Aaron Olson  
417 North Regent Street  
Burlington, WA 98233

  
**201806010027**  
06/01/2018 11:31 AM Pages: 1 of 4 Fees: \$77.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620033953

**CHICAGO TITLE**  
**620033953**

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael Fry and Kayla Fry, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Aaron Olson, an unmarried man and Chelsea Melohusky, an unmarried woman

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.)

Lot(s): B SKAGIT COUNTY SHORT PLAT NO. B-3-93

Tax Parcel Number(s): P71360 / 4076-014-004-0008

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2018 2308  
JUN 01 2018

Amount Paid \$ 4366.<sup>00</sup>  
Skagit Co. Treasurer  
By *HB* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

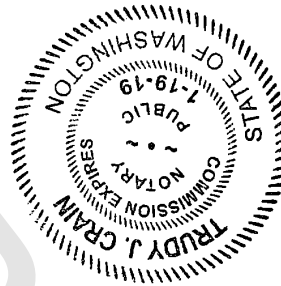
Dated: May 24, 2018

Michael Fry  
Michael Fry  
Kayla Fry  
Kayla Fry

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Michael Fry and Kayla Fry are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5-25-18  
Trudy J. Crain  
Name: Trudy J. Crain  
Notary Public in and for the State of Wash  
Residing at: Orlinda  
My appointment expires: 1-19-19



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P71360 / 4076-014-004-0008**

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Lot B of CITY OF BURLINGTON SHORT PLAT NO. B-3-93, approved October 28, 1993, recorded November 17, 1993, under Auditor's File No. 9311170077, records of Skagit County, Washington, in Volume 11 of Short Plats, page 21, records of Skagit County, Washington; being a portion of Lots 1 to 4, inclusive, Block 14, Amended Plat of Burlington, Skagit County, Wash., according to the plat thereof recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington.

Situated in Skagit County, Washington.

**EXHIBIT "B"**  
Exceptions

1. 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 CITY OF BURLINGTON SHORT PLAT NO. B-3-93:

Recording No: 9311170077

2. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: November 17, 1993

Recording No.: 9311170077

Matters shown: Encroachment of fence onto right of way to the East by an undisclosed amount and encroachment of a fence onto the Southerly portion of said premises by vaying amounts

3. 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."

4. City, county or local improvement district assessments, if any.
5. Assessments, if any, levied by City of Burlington.