

UNOFFICIAL DOCUMENT



**201808080059**

08/08/2018 03:19 PM Pages: 1 of 7 Fees: \$105.00  
Skagit County Auditor

When recorded return to:  
John W Pitts and Judy L Pitts  
16565 Frazier Heights Place  
Burlington, WA 98233

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**  
**620033458**

Escrow No.: 620033458

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Frazier Heights 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 John W Pitts and Judy L Pitts, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:  
Lot 13, 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): P133814 / 6044-000-013-0000

Subject to:  
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20183498  
AUG 08 2018

Amount Paid \$ 8395.35  
By *[Signature]* Skagit Co. Treasurer  
Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: August 2, 2018

Frazier Heights LLC

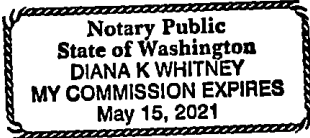
BY: Kendra Decker  
Kendra Decker  
Manager

State of WASHINGTON

County of SKAGIT

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

Dated: AUGUST 3<sup>RD</sup>, 2018



Diana K. Whitney  
Name: DIANA K WHITNEY  
Notary Public in and for the State of WA  
Residing at: Bow  
My appointment expires: 15MAY2021

**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
26. City, county or local improvement district assessments, if any.

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

27. Assessments, if any, levied by Frazier Heights Association.