



201902280081

02/28/2019 01:43 PM Pages: 1 of 8 Fees: \$106.00
Skagit County Auditor

When recorded return to:
Richard L Owens
12816 Frazier Heights Loop
Burlington, WA 98233

Filed for record at the request of:



425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
020037198

Escrow No.: 620037198

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 Richard L Owens, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 10, 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): P133811 / 6044-000-010-0000

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20190228
FEB 28 2019
Amount Paid \$ 9261.00
By Skagit Co. Treasurer
Deputy

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.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated January 15, 2019
between Richard L. Owens ("Buyer")
Buyer Seller
and Frazier Heights LLC ("Seller")
Seller Buyer
concerning 12816 Frazier Heights Loop Burlington WA 98233 (the "Property")
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authorized
Richard L Owens 01/15/2019
Buyer Date
01/15/2019 2:13:13 PM PST

Kendra Seuch 1/15/19
Seller Date

Buyer Date

Seller Date