

When recorded return to:  
Angelito Torres and Mary Ann Torres  
16555 Frazier Heights Place  
Burlington, WA 98233



201904110029

04/11/2019 11:32 AM Pages: 1 of 8 Fees: \$108.00  
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620037702

CHICAGO TITLE

W20037702

### 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 Angelito Torres and Mary Ann Torres, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 15, 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 the County of Skagit, State of Washington.

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

Tax Parcel Number(s): P133816 / 6044-000-015-0000,

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20191283  
APR 11 2019

Amount Paid \$ 8535.65  
Skagit Co. Treasurer  
By *[Signature]* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: April 9, 2019

Frazier Heights LLC,  
A Washington Limited Liability Company

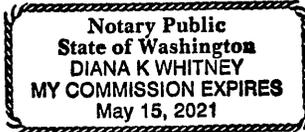
BY: *Kendra Decker*  
Manager

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 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, a Washington Limited Liability Company to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: APRIL 10<sup>th</sup>, 2019



*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  
 Recording No.: 820584  
 Recording No.: 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

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

the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat No. 94-044:

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

**EXHIBIT "A"**

Exceptions  
(continued)

- Recording Date: July 22, 2013  
Recording No.: 201307220188
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

**EXHIBIT "A"**

Exceptions  
(continued)

- Recording No.: 201612300086
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 above:
- Imposed by: Frazier Heights Association
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. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting

**EXHIBIT "A"**

Exceptions  
(continued)

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 Storm Drainage Easement:

Recording No: 201801110060

Partial Extinguishment and Grant of Replacement Easement was recorded under recording number 201807090079.

27. City, county or local improvement district assessments, if any.
28. 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**

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated March 09, 2019  
between Angelito Torres Mary Ann Torres ("Buyer")  
Buyer Buyer  
and Frazier Heights, LLC ("Seller")  
Seller Seller  
concerning 16555 Frazier Heights Place 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.

Authenticate  
Angelito Torres 03/09/2019  
Buyer 03/09/2019 11:52:16 PM PST Date

Authenticate  
Kendra Decker 03/10/2019  
Seller 03/10/2019 12:17:50 PM PDT Date

Authenticate  
Mary Ann Torres 03/09/2019  
Buyer 03/09/2019 10:22:08 PM PST Date

Seller Date