

When recorded return to:
Paul D. Freiburger and Mary E. Freiburger
2611 25th Ave E
Seattle, WA 98112


201906070085
06/07/2019 01:30 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

701 5th Avenue, Suite 2700
Seattle, WA 98104

Escrow No.: 0148768-OC

CHICAGO TITLE

U20038193

STATUTORY WARRANTY DEED

THE GRANTOR(S) Scott W. Fromme and Laura J. Fromme, 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 Mary E. Freiburger and Paul D. Freiburger, a married couple

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): 8 to 14, Block 9 and Lots(s): ptn. 1 to 3, Block 6, FIDALGO CITY

Tax Parcel Number(s): P73023 / 4101-009-014-0005

Subject to:

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully
incorporated herein.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20192192
JUN 07 2019

Amount Paid \$ 6,621.53
Skagit Co. Treasurer
By *mm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 3, 2019

[Signature]
Scott W. Fromme

[Signature]
Laura J. Fromme

State of WASHINGTON

County of Island

I certify that I know or have satisfactory evidence that Scott W. Fromme and Laura J. Fromme 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: 6/5/19

[Signature]

Name: Susan M Patton

Notary Public in and for the State of WA

Residing at: Cab Harbor

My appointment expires: 2-11-2021



EXHIBIT "A"
Legal Description

Parcel A:

Lots 8 through 14, inclusive, Block 9, "MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON," as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington.

TOGETHER WITH that portion of Lots 1, 2 and 3, Block 6, "MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON," as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington. TOGETHER WITH those portions of vacated or vacatable Oliver Avenue, 11th Street and Lake Avenue that would revert thereto by operation of law lying Westerly of the centerline of the alley in Block 9 of said plat extended North.

TOGETHER WITH the East ½ of Oliver Avenue, the North ½ of 10th Street and the West ½ of the alley in said Block 9, as set forth in agreed Judgment Quieting Title under Skagit County Superior Court Cause No. 91-2-00549-7 and recorded November 1, 1999, under Auditor's File No. 9111010074, as would attach by operation of law.

Parcel B:

A non-exclusive easement for access purposes as described in easement recorded under Auditor's File No. 9505080070.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
EXCEPTIONS

Order No.: 0148768-OC

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

Granted to:	Jeffrey Reed and Susan Reed
Purpose:	Road access and septic reserve area
Recording Date:	May 8, 1995
Recording No.:	9505080070
Affects:	Portion of said premises
2. Alternative Sewage System Installations including the terms, covenants and provisions thereof

Recording Date:	June 13, 1995
Recording No.:	9506130002
3. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date:	September 15, 1995
Recording No.:	9509150074
Matters shown:	Encroachment of stairs and landings along the Easterly line of said premises
4. The right of the City of Anacortes to overflow the shorelands of Lake Campbell, as established by an order from the Commissioner of Public Lands

Recording Date:	May 21, 1925
Recording No.:	184080
5. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
6. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date:	July 20, 1995
Recording No.:	9507200075
Matters shown:	Encroachment of wooden stairs along the Easterly line of said premises
7. Boundary Line Adjustment Statutory Warranty Deed including the terms, covenants and provisions thereof

Recording Date:	November 23, 2005
Recording No.:	200511230111
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Robert G. Crawford and Lee Ann Crawford, husband and wife
Purpose:	Pedestrian ingress and egress
Recording Date:	November 23, 2005
Recording No.:	200511230113
9. Private Road Maintenance Agreement including the terms, covenants and provisions thereof

Recording Date:	September 30, 2010
Recording No.:	20100930082
10. Public or private easements, if any, over vacated portion of said premises.
11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
12. City, county or local improvement district assessments, if any.