



201904190102

04/19/2019 03:06 PM Pages: 1 of 8 Fees: \$108.00
Skagit County Auditor

When recorded return to:
Joshua L. Englund
16554 Frazier Heights PL
Burlington, WA 98233

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Marissa Guerrero
Affidavit No. 2020-1601
Date 05/07/2020

Filed for record at the request of:

 **CHICAGO TITLE**
COMPANY OF WASHINGTON
425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
Q20037701

Escrow No.: 620037701

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 Joshua L. Englund, an unmarried person and Boryana N.
Zhekovska, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 29, Plat of Frazier Heights, according to the plat thereof, recorded August 21, 2017 under
Auditor's File No. 201708210208, records of Skagit County, Washington. TOGETHER WITH
an undivided 1/3 interest in Tract 1.
Situate in the County of Skagit, State of Washington.
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P133830, P1338316 

Subject to:

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

THIS DEED IS BEING RERECORDED TO CORRECT
THE LEGAL DESCRIPTION.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20191435
APR 19 2019
Amount Paid \$9083.⁰⁰
Skagit Co. Treasurer
By MA Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: April 16, 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 17th, 2019

Diana K. Whitney

Notary Public
State of Washington
DIANA K WHITNEY
MY COMMISSION EXPIRES
May 15, 2021

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.: 201612300055

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. Plat Lot of Record Certification, including the terms, covenants and provisions thereof;

Recording Date: August 21, 2017
Recording No.: 201708210209

25. Protected Critical Area Easement, including the terms, covenants and provisions thereof;

Recording Date: August 21, 2017
Recording No.: 201708210210

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. Joint Use, Maintenance & Cost Sharing Covenant and the terms and conditions thereof:

Recording Date: August 21, 2017
Recording No.: 201708210212

28. City, county or local improvement district assessments, if any.
29. 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 March 09, 2019
between Joshua L. England Boryssa N. Zaslavskis ("Buyer")
Buyer Buyer
and Fraser Heights, LLC ("Seller")
Seller
concerning 16954 Fraser Heights Place Bar Harbor 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 14.36, 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.

Joshua L. England 3/19/19 Buyer Date
Boryssa N. Zaslavskis 3/19/19 Buyer Date
Fraser Heights, LLC 03/09/2019 Seller Date

STATE OF WASHINGTON }
COUNTY OF SKAGIT COUNTY } SS

As Auditor of Skagit County, I do hereby certify that the foregoing instrument is a true and correct copy of the original now on file in this office.

IN WITNESS WHEREOF, I set my hand and seal as Auditor of Skagit County this 1st day of April, 2020.

Sandra Perkins Deputy Auditor

