

**When recorded return to:**  
Frank Starr and Bonnie Starr  
5704 178th st  
Lynnwood, WA 98037

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620043866

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3876

Sep 25 2020

Amount Paid \$6405.00

Skagit County Treasurer

By Marissa Guerrero Deputy

CHICAGO TITLE CO.  
620043866

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Karin Fox shown of record as Karin Janelle Fox, A married woman as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Frank Starr and Bonnie Starr, 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.)

POR OF BLKS 5-11, MAP OF BESSEMER

Tax Parcel Number(s): P42617 / 350714-0-020-0127

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

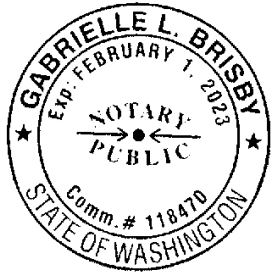
Dated: September 17, 2020

[Signature]  
Karin Fox  
[Signature]  
Riley Charles Burke

State of WASHINGTON  
County of STEVENS

I certify that I know or have satisfactory evidence that Karin Fox and Riley Charles Burke 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: 9.23.2020

[Signature]  
Name: Gabrielle L. Brisby  
Notary Public in and for the State of Washington  
Residing at: Colville  
My appointment expires: 2-1-2023



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P42617 / 350714-0-020-0127**

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THAT PORTION OF THE FOLLOWING DESCRIBED TRACT LYING EASTERLY OF THE EAST LINE OF JACKSON STREET AND SAID EAST LINE EXTENDED NORTHERLY AND SOUTHERLY AS SHOWN IN THE "MAP OF BESSEMER", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 79, RECORDS OF SKAGIT COUNTY, WASHINGTON;

EXCEPT THE WEST 150 FEET, LYING NORTH OF THE CENTERLINE OF VACATED THIRD STREET AND ALSO EXCEPT THE WEST 190 FEET LYING SOUTH OF THE CENTER LINE OF VACATED THIRD STREET.

THAT PORTION OF BLOCKS 5 THROUGH 11, INCLUSIVE, AND OF VACATED STREETS AND ALLEYS ADJOINING SAID BLOCKS OF "MAP OF BESSEMER", SKAGIT COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 79, RECORDS OF SKAGIT COUNTY, WASHINGTON (NOW VACATED) EMBRACED WITHIN THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT A POINT ON THE NORTH LINE OF THE COUNTY ROAD, RUNNING ALONG THE SOUTH LINE OF SAID PREMISES, 30 FEET EAST OF WEST LINE OF SAID PLAT; THENCE EAST ALONG THE NORTH LINE OF SAID ROAD 1,040 FEET, MORE OR LESS, TO THE CENTER LINE OF MONROE STREET; THENCE NORTH ALONG SAID CENTER LINE 306 FEET, MORE OR LESS, TO THE CENTER LINE OF VACATED THIRD STREET; THENCE EAST ALONG SAID CENTER LINE 380 FEET, MORE OR LESS, TO CENTER LINE OF VACATED MADISON STREET; THENCE NORTH ALONG SAID CENTER LINE 336 FEET, MORE OR LESS, TO CENTER LINE OF VACATED FOURTH STREET; THENCE WEST ALONG SAID CENTER LINE TO A POINT 30 FEET EAST OF WEST LINE OF THE "MAP OF BESSEMER"; THENCE SOUTH TO POINT OF BEGINNING; EXCEPT THE NORTH 150 FEET OF WEST 130 FEET THEREOF, AND EXCEPT THAT PORTION, IF ANY, LYING EAST OF THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 7 EAST, W.M.,

EXCEPT THEREFROM ANY PORTION LYING WITHIN THOSE PARCELS DESCRIBED IN DECREE OF QUIET TITLE FILED ON MARCH 6, 2007, UNDER SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 98-2-01678-0.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
**Exceptions**

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

In favor of:	Puget Sound Power & Light Company, a Washington Corporation
Purpose:	The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system
Recording Date:	November 13, 1989
Recording No.:	8911130044
Affects:	The East 10 feet of the South 200 feet
  
2. 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 Survey:
 

Recording No: 9309070015
  
3. 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 Survey:
 

Recording No: 9812090051
  
4. 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.

**EXHIBIT "B"**

Exceptions  
(continued)

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."