

**When recorded return to:**  
Scott Robert Caveness  
1004 Commercial Ave 538  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3940

Sep 29 2020

Amount Paid \$5557.00

Skagit County Treasurer

By Heather Beauvais Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620044134

**CHICAGO TITLE**  
620044134

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Gary D. Hamilton-Frizzell who acquired title as Gary D. Frizzell and Vickie D. Frizzell who shows of record as Vickie O. Frizzell, Husband and Wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Scott Robert Caveness, a married man as his separate estate

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.)

ptn. G.L. 6, 1-34-4E, W.M.

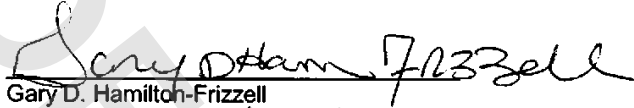
Tax Parcel Number(s): P23386 / 340401-0-087-0027

Subject to:

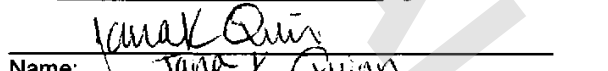
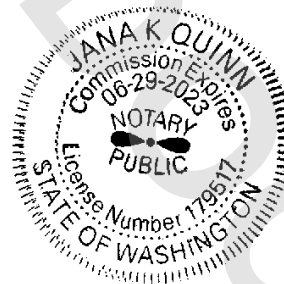
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

**STATUTORY WARRANTY DEED**  
(continued)

Dated: September 19, 2020

  
Gary D. Hamilton-Frizzell  
Vickie D. FrizzellState of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Gary D. Hamilton-Frizzell and Vickie D. Frizzell 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: September 23 2020  
Name: Jana K. Quinn  
Notary Public in and for the State of Washington  
Residing at: Arlington  
My appointment expires: 06/29/2023

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P23386 / 340401-0-087-0027**

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That portion of Government Lot 6, Section 1, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the East line of the Seattle Lake Shore and Eastern Railway Company right of way at a point which lies South 5°45'21" East along the East line of said Railroad right of way, a distance of 104.26 feet from the Northeast corner of that certain parcel conveyed to Gary Frizzell and Vicki Frizzell by deed dated June 6, 2003 and recorded under Auditor's File No. 200306270222, records of Skagit County, Washington;  
thence continuing South 5°45'21" East along the East line of said Railroad right of way, a distance of 275.09 feet to a point on the Northeasterly right of way line of State Route 9;  
thence North 56°56'57" West along said right of way line, a distance of 58.75 feet to a curve to the right having a radius of 97.32 feet;  
thence Northwesterly along said line through a central angle of 44°35'46", and an arc distance of 75.75 feet;  
thence North 12°21'11" West along the Easterly right of way of State Route 9, a distance of 185.35 feet to a point which lies North 89°55'19" West from the point of beginning;  
thence South 89°55'19" East, a distance of 103.30 feet to the point of beginning of this description;

Situate in the County of Skagit, State of Washington.

**EXHIBIT "B"**  
Exceptions

1. Reservations contained in Deed, including the terms, covenants and provisions thereof  
Recording Date: December 21, 1988  
Recording No.: 8812210041
2. Any rights, interests, or claims which may exist or arise by reason of matters disclosed by survey,  
Recording Date: December 18, 1997  
Recording No.: 9712180058
3. Any rights, interests, or claims which may exist or arise by reason of matters disclosed by survey,  
Recording Date: March 11, 1999  
Recording No.: 9903110094
4. Quit Claim Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof  
Recording Date: April 27, 2000  
Recording No.: 200004270075
5. Any rights, interests, or claims which may exist or arise by reason of matters disclosed by survey,  
Recording Date: August 9, 2004  
Recording No.: 200408090127
6. Lot Certification, including the terms, covenants and provisions thereof  
Recording Date: May 26, 2005  
Recording No.: 200505260089
7. Lot Certification, including the terms, covenants and provisions thereof  
Recording Date: March 4, 2016  
Recording No.: 201603040043
8. Quit Claim Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof  
Recording Date: May 3, 2017  
Recording No.: 201705030044

**EXHIBIT "B"**

**Exceptions  
(continued)**

9. Lot Certification, including the terms, covenants and provisions thereof  
Recording Date: August 7, 2017  
Recording No.: 201708070119
10. Lot Certification, including the terms, covenants and provisions thereof  
Recording Date: August 7, 2017  
Recording No.: 201708070120
11. Lot Certification, including the terms, covenants and provisions thereof  
Recording Date: August 22, 2017  
Recording No.: 201708220052
12. Any rights, interests, or claims which may exist or arise by reason of matters disclosed by survey,  
Recording Date: August 23, 2017  
Recording No.: 201708230043
13. Title Notification, including the terms, covenants and provisions thereof  
Recording Date: February 14, 2019  
Recording No.: 201902140045
14. Title Notification, including the terms, covenants and provisions thereof  
Recording Date: March 20, 2019  
Recording No.: 201903200057
15. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
16. Note: Manufactured Home Title Elimination Application recorded under Recording No. 201808170104 recites that a manufactured (mobile) home is, or is being affixed to the Land.
17. City, county or local improvement district assessments, if any.

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 August 9, 2020

between Scott Robert Caveness ("Buyer")  
Buyer  
and Gary D Frizzell ("Seller")  
Seller  
concerning 12478 N Front St Mount Vernon WA 98273 (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.

\_\_\_\_\_  
Buyer  
Date 08/09/2020

\_\_\_\_\_  
Seller  
Date 8-11-20

\_\_\_\_\_  
Buyer  
Date

\_\_\_\_\_  
Seller  
Date