

202404050015

04/05/2024 09:41 AM Pages: 1 of 4 Fees: \$306.50  
Skagit County Auditor, WA

When recorded return to:

Mason L. Morgan-Evans, Scott Friedl, and Elizabeth Friedl  
29210 Bacus Road  
Sedro-Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20240147

Apr 05 2024

Amount Paid \$7365.00  
Skagit County Treasurer  
By Lena Thompson Deputy

GNW 24-20184

## STATUTORY WARRANTY DEED

THE GRANTOR(S) Scott L. Christofferson and Vicki L. Christofferson, husband and wife, 9541 Fruitdale Road,  
Sedro-Woolley, WA 98284,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Mason L. Morgan-Evans, an unmarried man, and Scott Friedl and  
Elizabeth Friedl, a married couple

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

Abbreviated legal description: Property 1:  
Ptn. Burlington Ac Tract 16, (AKA Tr. C, SP#28-77)

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may  
appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B"  
attached hereto

Tax Parcel Number(s): P62383/3867-000-016-0003

Statutory Warranty Deed  
LPB 10-05

Order No.: 24-20184-KM

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Dated: 3/25/24Scott L. Christofferson

Scott L. Christofferson

Vicki L. Christofferson

Vicki L. Christofferson

STATE OF WASHINGTON  
COUNTY OF SKAGITThis record was acknowledged before me on 3/25/24 by Scott L. Christofferson and Vicki L. Christofferson.

Signature

Notary

Title

My commission expires: 6/19/25

**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 511 & 515 Gardner Road, Burlington, WA 98233  
Tax Parcel Number(s): P62383/3867-000-016-0003

**Property Description:**

Tract C of SKAGIT COUNTY SHORT PLAT NO. 28-77, approved June 12, 1977 and recorded June 14, 1977 under Auditor's File No. 858325 in Book 2 of Short Plats, page 71, records of Skagit County, Washington; being a portion of Tract 16 of PLAT OF BURLINGTON ACREAGE PROPERTY, according to the plat thereof recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington;

Situated in Skagit County, Washington.

**EXHIBIT B**

24-20184-KM

9. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Plat of the Burlington Acreage Property recorded as Auditor's File No. Volume 1 of Plats, page 49.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

10. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Short Plat Number 28-77 recorded on June 14, 1977 as Auditor's File No. 858325.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

11. Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations, including, but not limited to, noise, odors, fumes, dust, flies and other associated pests, the operation of machinery of any kind during a 24 hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments and pesticides. If conducted in compliance with local, state and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance, as disclosed within document recorded August 20, 2002 as Auditor's File No. 200208200085.

Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.

14. Municipal assessments, if any, levied by the City of Burlington. This Company suggests that inquiry be made to the City of Burlington for current assessment status.

As a courtesy we believe that the fax number for for this City is:

Burlington (360) 755-9565

15. Unrecorded leaseholds, if any, and rights of parties in possession, if any.