

When recorded return to:
Affan Haleem and Raiya Jamil
12816 Frazier Heights Loop
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20241944

Aug 28 2024

Amount Paid \$13567.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

620057022EO

Escrow No.: 620057022EO

GNW 24-21492 STATUTORY WARRANTY DEED

THE GRANTOR(S) Richard L. Owens and Sophaphan P. Owens, 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 Affan Haleem and Raiya Jamil, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 10, Plat of Frazier Heights, according to the plat thereof, recorded August 21, 2017 under
Auditor's File No. 201708210208, records of Skagit County, Washington.

Situate in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P133811 / 6044-000-010-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 8/27/24

[Signature]
Richard L. Owens

Sophaphan P. Owens
Sophaphan P. Owens

State of Washington
County of Skagit

This record was acknowledged before me on 8-27-2024 by
Richard L. Owens and Sophaphan P. Owens.

[Signature]
(Signature of notary public)
Notary Public in and for the State of WASHINGTON
My commission expires: 6-1-2028

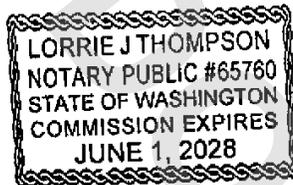


EXHIBIT "A"
Exceptions

1. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:
Grantee: City of Burlington
Recorded: July 15, 1975
Auditor's No. 820582, 820584 and 820585 Purpose: Sewer

2. 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:
Name: Short Plat No. 74-80
Recorded: June 19, 1980
Auditor's No.: 8006190030

3. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:
Grantee: Drainage District No. 19 Recorded: July 22, 1981
Auditor's No. 8107220035 Purpose: Drainage

4. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:
Grantee: Cascade Natural Gas Corporation Recorded: November 18, 1982
Auditor's No. 8211180027
Purpose: Gas line

5. 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:
Name: Short Plat No. 94-044
Recorded: November 4, 1991
Auditor's No.: 9111040047

6. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS

EXHIBIT "A"Exceptions
(continued)

AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: July 6, 1992

Auditor's No.: 9207060100

Regarding: Skagil County Conditional Agreement/Alternative Sewage System Installations

7. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:
Grantee: Lloyd L. Frazier and Joan Frazier Recorded: May 18, 1993
Auditor's No. 9305180089
Purpose: Ingress, egress and utilities
8. Terms and conditions of Easement Agreement, recorded August 22, 1994 as Auditor's File No. 9408220097.
9. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:
Grantee: City of Burlington Recorded: July 12, 2000
Auditor's No. 200007120048 Purpose: Permanent utility easement
10. Regulatory notice/agreement regarding Airport Noise and Overflight Effects that may include covenants, conditions and restrictions affecting the subject property, recorded March 5, 2009 as Auditor's File No. 200903050091 .
11. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded August 28, 2012 under Auditor's File No. 201208280049.
12. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded July 22, 2013, as Auditor's File No. 201307220188.
13. Lot certification, including the terms and conditions thereof, recorded September 22, 2015 as

EXHIBIT "A"Exceptions
(continued)

Auditor's File No. 201509220107.

14. Regulatory notice/agreement regarding NOTICE OF DECISION - HEARING EXAMINER that may include covenants, conditions and restrictions affecting the subject property, recorded March 28, 2016 as Auditor's File No. 201603280082 .
15. Regulatory notice/agreement regarding Special Flood Hazard Area that may include covenants, conditions and restrictions affecting the subject property, recorded August 15, 2016 as Auditor's File No. 201608150066 .
16. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded September 23, 2016, as Auditor's File No. 201609230152.
17. Regulatory notice/agreement regarding Property within Skagit County Pipeline Consultation Area that may include covenants, conditions and restrictions affecting the subject property, recorded December 1, 2016 as Auditor's File No. 201612010026 .
18. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF;
Grantee: Port of Skagit County Recorded: December 30, 2016 Auditor's No. 201612300086
Purpose: Avigation easement
19. Regulatory notice/agreement regarding Airport Noise and Overflight Effects that may include covenants, conditions and restrictions affecting the subject property, recorded December 30, 2016 as Auditor's File No. 201612300065.
20. 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:
Name: Plat of Frazier Heights

EXHIBIT "A"Exceptions
(continued)Recorded: August 21, 2017
Auditor's No.: 201708210208

21. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Frazier Heights LLC, recorded August 21, 2017 as Auditor's File No. 201708210211.
Said instrument was modified by instrument recorded April 18, 2019, under Auditor's File No. 201904180081.
22. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:
Grantee: Skagit County
Recorded: August 21, 2017
Auditor's No. 201708210210
Purpose: Protected Critical Area easement
23. Lot certification, including the terms and conditions thereof, recorded August 21, 2017 as Auditor's File No. 201708210209.
24. Regulatory notice/agreement regarding Skagit County Right to Manage that may include covenants, conditions and restrictions affecting the subject property, recorded on February 28, 2019 as Auditor's File No. 201902280081 .
25. Any tax, fee, assessments or charges as may be levied by Frazier Heights Association