202504240074
04/24/2025 02:51 PM Pages: 1 of 9 Fees: $311.50
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

When recorded return to:
Scott T. Wammack
Grandview Homes, LLC
P.O. Box 159
Arlington, WA 98223

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20251230
Apr 24 2025
Amount Paid $19085.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:

CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620058413

Escrow No.: 620058413

STATUTORY WARRANTY DEED

THE GRANTOR(S) Fredrickson & Gunerius 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 Grandview Homes, LLC, a Washington limited liability company

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.)

LTS G-L, BLA SURVEY, REC# 201702150081; BEING PTN LOTS 17-19, BLK 5, SUPPLEMENTAL PLAT OF KNUTZEN'S ADDITION

Tax Parcel Number(s): P133625 / 4089-005-024-0103, P133620 / 4089-005-024-0004, P133621 / 4089-005-024-0003, P133626 / 4089-005-024-0102, P133627 / 4089-005-024-0101, P133622 / 4089-005-024-0002

Subject to:

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

UNOFFICIAL DOCUMENT

STATUTORY WARRANTY DEED
(continued)

Dated: 4/14/2025

Fredrickson & Gunerius LLC

BY: _____
Adam P. Ware
Member

BY: _____
Jared Ware
Member

LUCILLE M DIAZ
NOTARY PUBLIC #24021169
STATE OF WASHINGTON
COMMISSION EXPIRES
MARCH 29, 2028

State of Washington

County of Skagit

This record was acknowledged before me on 4.14.25 by Adam P. Ware and Jared Ware as Member and Member, respectively, of Fredrickson & Gunerius LLC.

_____
(Signature of notary public)
Notary Public in and for the State of Wa
My appointment expires: 3.29.28

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EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): P133625 / 4089-005-024-0103, P133620 / 4089-005-024-0004, P133621 / 4089-005-024-0003, P133626 / 4089-005-024-0102, P133627 / 4089-005-024-0101 and P133622 / 4089-005-024-0002

PARCEL A:

LOT G OF BOUNDARY LINE ADJUSTMENT SURVEY RECORDED FEBRUARY 15, 2017 AS SKAGIT COUNTY RECORDING NUMBER 201702150081; BEING PORTIONS OF LOTS 17, 18 AND 19 IN BLOCK 5 OF "SUPPLEMENTAL PLAT OF KNUTZEN'S ADDITION" AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 7, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL A-1:

TOGETHER WITH THOSE PORTIONS OF VACATED WEST WALNUT STREET AND ABANDONED PACIFIC NORTHWEST TRACTION COMPANY RIGHT-OF-WAY, DELINEATED ON THE FACE OF SAID SURVEY AS LYING WITHIN SAID LOT G.

TOGETHER WITH A 30-FOOT WIDE NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT DELINEATED ON THE FACE OF SAID SURVEY, OVER, ACROSS AND UNDER THE EAST 15 FEET OF LOTS H, I AND L AND THE WEST 15 FEET OF LOTS G, J AND K.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B:

LOT H OF BOUNDARY LINE ADJUSTMENT SURVEY RECORDED FEBRUARY 15, 2017 AS SKAGIT COUNTY RECORDING NUMBER 201702150081; BEING PORTIONS OF LOTS 17, 18 AND 19 IN BLOCK 5 OF "SUPPLEMENTAL PLAT OF KNUTZEN'S ADDITION" AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 7, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B-1:

TOGETHER WITH A 30-FOOT WIDE NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT DELINEATED ON THE FACE OF SAID SURVEY, OVER, ACROSS AND UNDER THE EAST 15 FEET OF LOTS H, I AND L AND THE WEST 15 FEET OF LOTS G, J AND K.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL C:

LOT I OF BOUNDARY LINE ADJUSTMENT SURVEY RECORDED FEBRUARY 15, 2017 AS SKAGIT COUNTY RECORDING NUMBER 201702150081; BEING PORTIONS OF LOTS 15 AND 16 IN BLOCK 5 OF "SUPPLEMENTAL PLAT OF KNUTZEN'S ADDITION" AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 7, RECORDS OF SKAGIT COUNTY, WASHINGTON.

UNOFFICIAL DOCUMENT

EXHIBIT "A"

Legal Description
(continued)

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL C-1:

TOGETHER WITH A 30-FOOT WIDE NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT DELINEATED ON THE FACE OF SAID SURVEY, OVER, ACROSS AND UNDER THE EAST 15 FEET OF LOTS H, I AND L AND THE WEST 15 FEET OF LOTS G, J AND K.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL D:

LOT J OF BOUNDARY LINE ADJUSTMENT SURVEY RECORDED FEBRUARY 15, 2017 AS SKAGIT COUNTY RECORDING NUMBER 201702150081; BEING PORTIONS OF LOTS 15 AND 16 IN BLOCK 5 OF "SUPPLEMENTAL PLAT OF KNUTZEN'S ADDITION" AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 7, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL D-1:

TOGETHER WITH THOSE PORTIONS OF VACATED WEST WALNUT STREET AND ABANDONED PACIFIC NORTHWEST TRACTION COMPANY RIGHT-OF-WAY, DELINEATED ON THE FACE OF SAID SURVEY AS LYING WITHIN SAID LOT J.

AND TOGETHER WITH A 30-FOOT WIDE NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT DELINEATED ON THE FACE OF SAID SURVEY, OVER, ACROSS AND UNDER THE EAST 15 FEET OF LOTS H, I AND L AND THE WEST 15 FEET OF LOTS G, J AND K.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL E:

LOT K OF BOUNDARY LINE ADJUSTMENT SURVEY RECORDED FEBRUARY 15, 2017 AS SKAGIT COUNTY RECORDING NUMBER 201702150081; BEING PORTIONS OF LOTS 13, 14 AND 15 IN BLOCK 5 OF "SUPPLEMENTAL PLAT OF KNUTZEN'S ADDITION" AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 7, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL E-1:

TOGETHER WITH THOSE PORTIONS OF VACATED WEST WALNUT STREET AND ABANDONED PACIFIC NORTHWEST TRACTION COMPANY RIGHT-OF-WAY, DELINEATED ON THE FACE OF SAID SURVEY AS LYING WITHIN SAID LOT K.

AND TOGETHER WITH A 30-FOOT WIDE NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT

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EXHIBIT "A"

Legal Description
(continued)

DELINEATED ON THE FACE OF SAID SURVEY, OVER, ACROSS AND UNDER THE EAST 15 FEET OF LOTS H, I AND L AND THE WEST 15 FEET OF LOTS G, J AND K.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL F:

LOT L OF BOUNDARY LINE ADJUSTMENT SURVEY RECORDED FEBRUARY 15, 2017 AS SKAGIT COUNTY RECORDING NUMBER 201702150081; BEING PORTIONS OF LOTS 13, 14 AND 15 IN BLOCK 5 OF "SUPPLEMENTAL PLAT OF KNUTZEN'S ADDITION" AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 7, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL F-1:

AND TOGETHER WITH A 30-FOOT WIDE NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT DELINEATED ON THE FACE OF SAID SURVEY, OVER, ACROSS AND UNDER THE EAST 15 FEET OF LOTS H, I AND L AND THE WEST 15 FEET OF LOTS G, J AND K.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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EXHIBIT "B"
Exceptions

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

   Granted to: Puget Sound Power & Light Company
   Purpose: Electric transmission and/or distribution system
   Recording Date: August 28, 1924
   Recording No.: 176764
   Affects: Portion of said premises

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

   Granted to: Chris Knutzen, et ux
   Purpose: Railroad spur
   Recording Date: April 5, 1947
   Recording No.: 402902
   Affects: Portion of said premises

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

   Granted to: Public Utility District No. 1 of Skagit County
   Purpose: Water pipeline(s)
   Recording Date: May 11, 1956
   Recording No.: 535967
   Affects: Portion of said premises

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

   Granted to: Puget Sound Power & Light Company
   Purpose: Electric transmission and/or distribution system
   Recording Date: January 16, 1985
   Recording No.: 8501160029
   Affects: Portion of said premises

5. Consent for Use of Puget Sound Power & Light Company Transmission Line Right-of-way and the terms and conditions thereof:

   Recording Date: January 2, 1996
   Recording No.: 9601020082

6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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,

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EXHIBIT "B"

Exceptions
(continued)

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: 199908020020

7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Boundary Line Adjustment:

   Recording No: 201702150081

   Amended Easement was recorded under Recording No. 202112100116.

8. 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: February 16, 2017
   Recording No.: 201702160121

9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

   Granted to: Cascade Natural Gas Corporation
   Purpose: Gas pipeline(s)
   Recording Date: November 2, 2017
   Recording No.: 201711020057
   Affects: Portion of said premises

10. City, county or local improvement district assessments, if any.

11. Assessments, if any, levied by Burlington.

12. A deed of trust to secure an indebtedness in the amount shown below, which Deed of Trust the Grantees herein assume and agree to pay according to its terms, together with Assignment of the beneficial interest under said Deed of Trust

    Amount: $770,000.00

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EXHIBIT "B"

Exceptions
(continued)

Dated: January 10, 2014
Trustor/Grantor: Fredrickson & Gunerius, LLC
Trustee: Guardian Northwest Title
Beneficiary: Sheila D. Gunerius, a single woman, as to an undivided 50% interest, Allan B. Fredrickson & Barbara A. Fredrickson, husband and wife, as to an undivided 50% interest
Recording Date: January 14, 2014
Recording No.: 201401140045

An assignment of the beneficial interest under said deed of trust which names:

Assignor: Estate of Sheila D. Gunerius, deceased
Assignee: Jeffrey D. Gunerius, a married man, as his separate estate, and Shelly R. Couey, a married woman, as her separate estate, each as to an undivided one-half interest
Recording Date: June 5, 2018
Recording No.: 201806050020

13. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

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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 December 27, 2024

between Grandview Homes, LLC (Buyer) ("Buyer")

and Fredrickson & Gunerius LLC (Seller) ("Seller")

concerning East Shares 133627,133612,133626,133611,133626 133627 Burlington 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 14.38, 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.

Authentisign Scott Wammack	12/27/2024		2/26/25
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date