

202510170048

10/17/2025 12:14 PM Pages: 1 of 7 Fees: \$309.50
Skagit County Auditor, WA

When recorded return to:
Alex Beardsley and Isabeau Beardsley
16640 Frazier Heights Place
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20253411
Oct 17 2025
Amount Paid \$12677.00
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

Escrow No.: 620059028

CHICAGO TITLE
620059028

STATUTORY WARRANTY DEED

THE GRANTOR(S) Justin Snodgrass and Stacey Snodgrass, 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 Alex Beardsley and Isabeau Beardsley, 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.)

LT 24, FRAZIER HEIGHTS, REC. NO. 201708210208

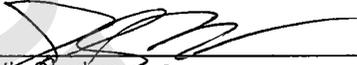
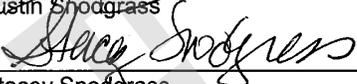
Tax Parcel Number(s): P133825/6044-000-024-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 10-16-25


Justin Snodgrass

Stacey Snodgrass

State of Washington
County of SNOHOMISH
This record was acknowledged before me on 10-16-2025 by Justin Snodgrass and Stacey Snodgrass.


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



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P133825/6044-000-024-0000

LOT 24, 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 THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Right of Way Contract, including the terms, covenants and provisions thereof;
Grantee: Cascade Natural Gas Corporation
Regarding: Pipeline(s)
Recording Date: November 18, 1982
Recording No.: 8211180027

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Drainage District No. 19
Purpose: Drainage
Recording Date: July 22, 1981
Recording No.: 8107220035

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: City of Burlington
Purpose: Sewer line
Recording Date: July 15, 1975
Recording No.: 820582
Recording No.: 820584
Recording No.: 820585

4. Skagit County Conditional Agreement, including the terms, covenants and provisions thereof;
Recording Date: July 6, 1992
Recording No.: 9207060100

5. 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 Short Plat No. 74-80:
Recording No: 8006190030

6. 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 Short

EXHIBIT "B"Exceptions
(continued)

Plat No. 94-044:

Recording No: 9111040047

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

Granted to: Lloyd L. Frazier and Joan Frazier, husband and wife
Purpose: Ingress, egress and utilities
Recording Date: May 18, 1993
Recording No.: 9305180089

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

Granted to: The City of Burlington
Purpose: Sanitary sewer line
Recording Date: July 12, 2000
Recording No.: 200007120048

9. Any failure to comply with terms and conditions contained in the instrument creating the easement described as

Purpose: Access and utilities
Recording Date: August 22, 1994
Recording No.: 9408220097

Reference is hereby made to said document for full particulars.

10. Covenant to Bind Properties, including the terms and provisions thereof;

Recording Date: August 28, 2012
Recording No.: 201208280049

11. Notice of Airport Noise and Overflight Effects, including the terms, covenants and provisions thereof;

Recording Date: March 5, 2009
Recording No.: 200903050091

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

Granted to: Puget Sound Energy, Inc.
Purpose: Utility systems
Recording Date: July 22, 2013
Recording No.: 201307220188

EXHIBIT "B"Exceptions
(continued)

13. Lot Certification, including the terms, covenants and provisions thereof;
- Recording Date: September 22, 2015
Recording No.: 201509220107
14. Order on Application for: PL15-0465 Preliminary Plat, including the terms, covenants and provisions thereof;
- Recording Date: March 28, 2016
Recording No.: 201603280082
15. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Purpose: Sanitary sewer
Recording Date: June 3, 2016
Recording No.: 201606030055
16. Title Notification - Special Flood Hazard Area, including the terms, covenants and provisions thereof;
- Recording Date: August 15, 2016
Recording No.: 201608150066
17. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line
Recording Date: September 23, 2016
Recording No.: 201609230152
18. Title Notification, including the terms, covenants and provisions thereof;
- Recording Date: December 1, 2016
Recording No.: 201612010026
19. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Port of Skagit County
Purpose: Avigation
Recording Date: December 30, 2016
Recording No.: 201612300086
20. Notice and Acknowledgement, including the terms, covenants and provisions thereof;

EXHIBIT "B"Exceptions
(continued)

Regarding: Airport and aircraft operations and noise disclosure Skagit regional airport environs
Recording Date: December 30, 2016
Recording No.: 201612300065

21. 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 Frazier Heights:

Recording No: 201708210208

22. 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: August 21, 2017
Recording No.: 201708210211

23. Liens and charges as set forth in the above mentioned declaration,

Payable to: Frazier Heights Association

24. Protected Critical Area Easement, including the terms, covenants and provisions thereof;

Recording Date: August 21, 2017
Recording No.: 201708210210

25. Plat Lot of Record Certification, including the terms, covenants and provisions thereof;

Recording Date: August 21, 2017
Recording No.: 201708210209

26. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

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