

When recorded return to:
Anthony Pasternak and Tara Pasternak
4988 Peppermint Lane
Bow, WA 98232

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620034575



201806190059

06/19/2018 03:33 PM Pages: 1 of 6 Fees: \$104.00
Skagit County Auditor

CHICAGO TITLE CO.
620034575

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kent R. Frye and Kimberly K. Frye, 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 Anthony Pasternak and Tara Pasternak, as joint tenants with right of survivorship

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.)

Lot(s): 1 SKAGIT COUNTY SHORT PLAT NO. 93-030

Tax Parcel Number(s): P106098 / 360326-4-005-0500, P48686 / 360335-1-001-0100,

Subject to:

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

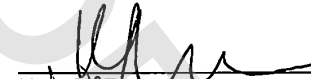
20182653
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 19 2018


Amount Paid \$ 10,418⁰⁰
Skagit Co. Treasurer
By *MF* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 11, 2018



 Kent R. Frye

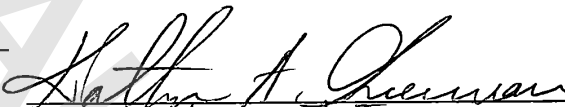


 Kimberly K. Frye

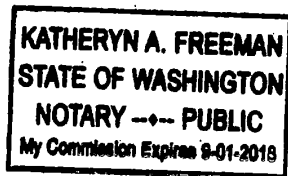
State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Kent R. Frye and Kimberly K. Frye 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: June 18, 2018



 Name: Kathryn A. Freeman
 Notary Public in and for the State of WA
 Residing at: Snohomish CO
 My appointment expires: 9-01-2018



STATUTORY WARRANTY DEED
(continued)

Dated: June 11, 2018

Approved as to content:

Anthony Pasternak

Tara Pasternak

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Anthony Pasternak and Tara Pasternak 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: 6/18/18

Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Marysville WA
My appointment expires: 10/1/2019

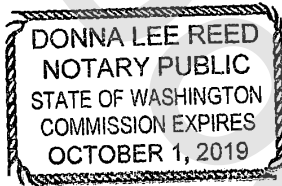


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P106098 / 360326-4-005-0500 and P48686 / 360335-1-001-0100

Lot 1 of SKAGIT COUNTY SHORT PLAT NO. 93-030 as approved November 29, 1993, and recorded December 1, 1993, in Volume 11 of Short Plats, page 27, under Auditor's File No. 9312010091, records of Skagit County, Washington; being a portion of the Southeast Quarter of the Southeast Quarter in Section 26, Township 36 North, Range 3 East of the Willamette Meridian and the Northeast Quarter of the Northeast Quarter in Section 35, Township 36 North, Range 3 East of the Willamette Meridian.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: January 10, 1964
Auditor's No.: 645273, records of Skagit County, Washington
In favor of: Olympic Pipe Line Company
For: Rights of way, easements, and privileges to construct, operate, repair, etc., a pipe line or pipe lines for the transportation of oil and gas, etc.
Affects: The exact width and location not disclosed on the record

2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: September 20, 1993
Auditor's No.: 9309200098, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects:

Easement No. 1: All streets, road rights-of-way and ingress, egress and utility easements as now or hereafter designed, platted, and/or constructed within the above described property. When said streets and roads are dedicated to the public, this clause shall become null and void.

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public streets, ingress, egress and utility easements, and road rights-of-way.

3. 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 SKAGIT COUNTY SHORT PLAT NO. 93-030:

Recording No: 9312010091

4. Agreement, including the terms and conditions thereof; entered into;
By: Roger N. Peterson, C. Janne Peterson, Stanton I. Peterson, and Sandra Tenneson
And Between: Successors
Recorded: March 17, 1995
Auditor's No.: 9503170085, records of Skagit County, Washington
Providing: Use and maintenance agreement of private roadway

5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

EXHIBIT "B"Exceptions
(continued)

Recorded: March 17, 1995
Auditor's No(s): 9503170085, records of Skagit County, Washington

6. Protected Critical Area Site Plan including the terms, covenants and provisions thereof

Recording Date: April 18, 2000
Recording No.: 200004180085

7. Title Notification - Property Adjacent to Designated Natural Resource Lands including the terms, covenants and provisions thereof

Recording Date: June 6, 2000
Recording No.: 200006060068

8. Covenants, conditions and restrictions 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 20, 2004
Recording No.: 200402200072

9. Accessory Dwelling Unit including the terms, covenants and provisions thereof

Recording Date: June 4, 2004
Recording No.: 200406040173

10. Easement including the terms, covenants and provisions thereof

Recording Date: April 24, 2018
Recording No.: 201804240070

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