



202202040064

02/04/2022 01:03 PM Pages: 1 of 6 Fees: \$208.50
Skagit County Auditor

When recorded return to:
Daniel T. Burich and Rachel I. Burich
13750 Rosario Road
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620050472

CHICAGO TITLE CO.
620050472

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert A. Frye, Jr. and Cynthia L. 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 Daniel T. Burich and Rachel I. Burich, 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.)

PTN TRACT A, RANCHO SAN JUAN DEL MAR SUBDIV NO. 8

Tax Parcel Number(s): P68400 / 3979-000-095-0205

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2022-418

Feb 04 2022

Amount Paid \$14502.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: January 24, 2022

Robert A. Frye, Jr.
Robert A. Frye, Jr.

Cynthia L. Frye
Cynthia L. Frye

State of CALIFORNIA
County of Los Angeles

This record was acknowledged before me on 02/02/2022 by
Robert A. Frye, Jr. and Cynthia L. Frye.

Juliana M. Girard
(Signature of notary public) JULIANA M. GIRARD

Notary Public in and for the State of CALIFORNIA
Residing at: Los Angeles County
My commission expires: 09/22/2023

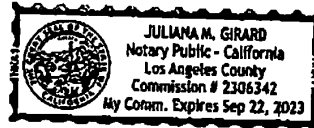


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P68400 / 3979-000-095-0205

ALL THAT PORTION OF TRACT A, PLAT OF RANCHO SAN JUAN DEL MAR SUBDIVISION NO. 8, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGES 34 AND 35, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT A;
THENCE NORTH 54°12' WEST ALONG THE SOUTHWESTERLY LINE OF SAID TRACT A FOR 383.47 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUE NORTH 54°12' WEST ALONG THE SOUTHWESTERLY LINE OF SAID TRACT A FOR 274.71 FEET TO THE MOST WESTERLY CORNER OF TRACT A;
THENCE SOUTH 88°08' EAST ALONG THE NORTH LINE OF TRACT A FOR 459.9 FEET TO A POINT 303.76 FEET WEST OF THE MOST EASTERLY CORNER OF TRACT A;
THENCE SOUTH AT RIGHT ANGLES TO THE NORTH LINE TRACT A FOR 30 FEET TO THE NORTHWESTERLY CORNER OF THAT CERTAIN TRACT PREVIOUSLY CONVEYED TO ORVILLE L. BERG AND HELEN L. BERG, HUSBAND AND WIFE, BY DEED RECORDED UNDER AUDITOR'S FILE NO. 809112, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE SOUTH 63°52' WEST ALONG THE NORTHWESTERLY LINE OF SAID BERG TRACT FOR 262.72 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN UNDIVIDED 2/3 INTEREST IN THE NORTH 30 FEET OF THE EAST 303.76 FEET, AS MEASURED ALONG THE NORTH LINE OF TRACT A, PLAT OF RANCHO SAN JUAN DEL MAR SUBDIVISION NO. 8, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGES 34 AND 35, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. 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 the Plat of Rancho San Juan Del Mar Subdivision No. 8:

Recording No: 625298

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

In favor of: Puget Sound Power & Light Company
Purpose: Underground electric system, together with necessary appurtenances
Recording Date: November 15, 1967
Recording No.: 706957
Affects: Portion of said premises

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

In favor of: Orville L. Berg and Helen L. Berg, husband and wife
Recording Date: October 21, 1974
Recording No.: 809112
Affects: Portion of said premises

Said easement is now held of record by Phillip W. Madden and Linda H. Madden, his wife, by deed recorded under Recording No. 8905220083, records of Skagit County, Washington.

4. 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: May 26, 1968
Recording No.: 726984

5. 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

EXHIBIT "B"

Exceptions (continued)

Recording Date: January 9, 1963
Recording No.: 630694

6. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Del Mar Community Service, Inc.
Recording Date: January 9, 1963
Recording No.: 630694

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 Survey:

Recording No: 201505190072

8. Water Line Franchise Agreement and the terms and conditions thereof:

Recording Date: August 6, 2020
Recording No.: 202008060087

9. 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."

EXHIBIT "B"

**Exceptions
(continued)**

10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
11. City, county or local improvement district assessments, if any.