

When recorded return to:

Jennifer Frazier and Walter Coburn
8610 Timberland Court
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20238456
Oct 19 2023
Amount Paid \$10630.00
Skagit County Treasurer
By Lena Thompson Deputy

GNW 23-18276

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert Pratt, as his separate estate, 9069 Valley View Road, Custer, WA 98240,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Jennifer Ann Frazier, a single person, and Walter W Coburn, a single person

the following described real estate, situated in the County Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Abbreviated legal description: Property 1:
Lot 5, FOREST PARK ESTATES

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P128275

Dated: 10-16-23
Robert Pratt
Robert Pratt

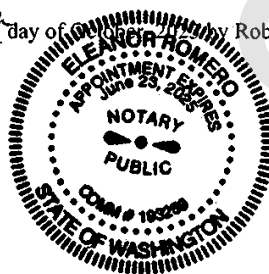
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 16th day of October, 2023 by Robert Pratt.

Spencer Romero
Signature

Notary
Title

My commission expires: 6/23/2025



Statutory Warranty Deed
LPB 10-05

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 8602 Timberland Court, Concrete, WA 98237
Tax Parcel Number(s): P128275

Property Description:

Lot 5, "PLAT OF FOREST PARK ESTATES," as per plat recorded on February 11, 2009, under Auditor's File No. 200902110084, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

EXHIBIT B

23-18276-KH

11. Water rights, claims or title to water.

12. Reservations contained in deed from the State of Washington recorded under Auditor's File No. 148894, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

13. Right of the State of Washington or its successors, subject to payment of compensation therefore, to acquire rights-of-way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in deed referred to above.

14. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: State of Washington

Dated: April 2, 1987

Recorded: April 20, 1987

Auditor's No: 8704200015

Purpose: Hauling forest products

Area Affected: A 30 foot wide strip running in a Northerly/Southerly direction through the subject property as delineated on map attached to said document

15. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

From: Georgia-Pacific Corporation, a Georgia corporation

Recorded: July 5, 1990

Auditor's No: 9007050098

As Follows: SUBJECT TO and including all matters of record; any visible or apparent roadways, easements and rights-of-way over or across the real property which do not appear of record.

This instrument does not guarantee that any particular use may be made for the property described in the instrument. A buyer should check with the appropriate City or County Planning Department to verify approved uses.

16. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: 91-099

Recorded: May 28, 1993

Auditor's No: 9305280027

17. Regulatory notice/agreement regarding Road Variance PL98-0105 that may include covenants, conditions and restrictions affecting the subject property, recorded August 26, 1998 as Auditor's File No. 9808260025 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

18. Regulatory notice/agreement regarding Variance Permit VA 98-0105 that may include covenants, conditions and restrictions affecting the subject property, recorded August 11, 1998 as Auditor's File No. 9808110003 .

Statutory Warranty Deed
LPB 10-05

Order No.: 23-18276-KH

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Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

19. TITLE NOTIFICATION THAT THE SUBJECT PROPERTY IS NEAR PROPERTY DESIGNATED NATURAL RESOURCE LANDS BY SKAGIT COUNTY. Executed By: Louis H. Requa Recorded: August 23, 2002 Auditor's No: 200208230147 Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.

20. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation

Dated: July 6, 2006

Recorded: July 17, 2006

Auditor's No.: 200607170156

Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."

Area Affected: Portion of subject property

21. 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 named FOREST PARK ESTATES recorded February 11, 2009 as Auditor's File No. 200902110084.

22. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Forest Park Estates, LLC, recorded February 11, 2009 as Auditor's File No. 200902110087.

23. Lot certification, including the terms and conditions thereof, recorded February 11, 2009 as Auditor's File No. 200902110085. Reference to the record being made for full particulars. The company makes no determination as to its affects.

24. Declaration of easements, covenants and road maintenance agreement, including the terms and conditions thereof recorded February 11, 2009 as Auditor's File No. 200902110086

25. Regulatory notice/agreement regarding Proof of Mitigated Water Supply (New User) that may include covenants, conditions and restrictions affecting the subject property, recorded on March 14, 2023 as Auditor's File No. 202303140019 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.