

When recorded return to:  
Mary Shliff and Mark Murcay  
P.O. Box 5011 PMB 215  
Ferndale, WA 98248



201609210061

Skagit County Auditor \$79.00  
9/21/2016 Page 1 of 7 1:43PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

Escrow No.: 245385428

CHICAGO TITLE  
620028657

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Beverly Morrall, as her separate property and Suzanne Gardiner, as her separate property

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to Mary Shliff and Mark Murcay, both unmarried individuals

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

Lots 75 and 76, Cascade River Park No. 3, according to the plat thereof, recorded in Volume 9 of Plats, Pages 22 through 24, records of Skagit County, Washington.

Situate in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P63948/3873-000-075-0008, P63949/3873-000-076-0007.

Subject to:

See attached Exhibit A and by this reference made a part hereof.

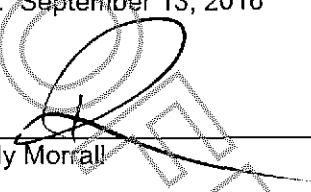
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20164261  
SEP 21 2016

Amount Paid \$ 467.80  
Skagit Co. Treasurer  
By HB Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: September 13, 2016

  
\_\_\_\_\_  
Beverly Morrall

\_\_\_\_\_  
Suzanne Gardiner

UNOFFICIAL DOCUMENT

**STATUTORY WARRANTY DEED**  
(continued)

State of Washington

County of Whatcom

I certify that I know or have satisfactory evidence that Beverly Morrall is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: Sept 16 / 2016

**KARYN M. BRANDT**  
STATE OF WASHINGTON  
**NOTARY PUBLIC**  
MY COMMISSION EXPIRES  
11-05-17

Name: Karyn M Brandt  
Notary Public in and for the State of WA  
Residing at: Bellingham  
My appointment expires: NOV. 5, 2017

State of

County of \_\_\_\_\_

I certify that I know or have satisfactory evidence that Suzanne Gardiner is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

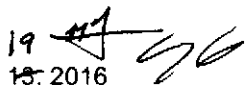
Dated: \_\_\_\_\_


Name: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My appointment expires: \_\_\_\_\_


UNOFFICIAL DOCUMENT

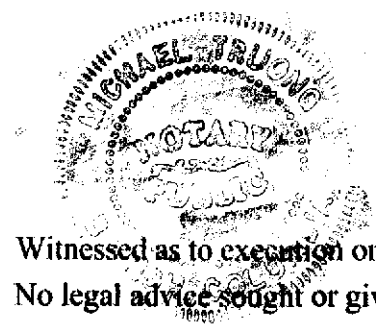
**STATUTORY WARRANTY DEED**

(continued)

19   
Dated: September 15, 2016

\_\_\_\_\_  
Beverly Morrill  
  
\_\_\_\_\_  
Suzanne Gardiner

ONLY TO  
SUZANNE  
GARDINER  




Witnessed as to execution only.  
No legal advice sought or given.

**Michael A. Truong**  
Barrister & Solicitor  
Sorensen Smith LLP  
A-45515 Knight Road  
Chilliwack, BC V2R 5L2  
Ph: 604-705-0022 Fax: 604-705-0033  
Ph: 604-791-9097 Fax: 604-426-0336

**STATUTORY WARRANTY DEED**  
(continued)

State of Washington

County of Whatcom

I certify that I know or have satisfactory evidence that Beverly Morrall is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_

Name: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_,  
My appointment expires: \_\_\_\_\_

PROVINCE OF  
~~State of~~ BRITISH COLUMBIA  
County of CANADA

I certify that I know or have satisfactory evidence that Suzanne Gardiner is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: SEPTEMBER 19, 2016

Name: MICHAEL A. TRUONG  
Notary Public in and for the State of PROVINCE OF BRITISH COLUMBIA  
Residing at: CHILLIWACK BRITISH COLUMBIA  
My appointment expires: N/A

**Michael A. Truong**  
Barrister & Solicitor  
Sorensen Smith LLP  
A-45515 Knight Road  
Chilliwack, BC V2R 5L2  
Ph: 604-705-0022 Fax: 604-705-0033  
Ph: 604-791-9097 Fax: 604-426-0336

Witnessed as to execution only.  
No legal advice sought or given.

EXHIBIT A

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 CASCADE RIVER PARK NO. 3:

Recording No: 684135

Easement, including the terms and conditions thereof, granted by instrument(s):

Recorded: January 13, 1965  
Auditor's No(s): 660830, records of Skagit County, Washington  
In favor of: The State of Washington  
For: Road purposes

Note: Exact location and extent of easement is undisclosed of record.

Easement, including the terms and conditions thereof, granted by instrument(s):

Recorded: January 14, 1965  
Auditor's No(s): 660901, records of Skagit County, Washington  
In favor of: Georgia-Pacific Corporation, a Georgia corporation  
For: Road purposes

Note: Exact location and extent of easement is undisclosed of record.

Unrecorded Right-of-Way Agreement, including the terms and conditions thereof; entered into;

By: Bradsberry Timber Co., a corporation  
And Between: Bellingham Plywood Corporation, a corporation  
Recorded: September 15, 1952  
Auditor's No.: 479844, records of Skagit County, Washington

No search has been made as to the current ownership of said right-of-way.

Agreement, including the terms and conditions thereof; entered into;

By: Bradsberry Timber Co., a corporation  
And Between: John S. Pankratz  
Recorded: July 26, 1954  
Auditor's No. 504382, records of Skagit County, Washington  
Providing: Right-of-Way Agreement

Covenants and Provisions as disclosed in documents on numerous lots in said subdivision.

Recording Date: July 1, 1966  
Recording No.: 801354

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: December 26, 1967 and May 28, 1974  
Recording No.: 708375 and 801624

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

Assessments, if any, levied by Cascade River Park Community Club.

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.