

When recorded return to:  
Thomas B. Murphy and Nancy A. Murphy  
7174 Steelhead Lane  
Burlington, WA 98233



Skagit County Auditor \$75.00  
12/14/2016 Page 1 of 3 1:58PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620029379

3/75 CHICAGO TITLE  
STATUTORY WARRANTY DEED

THE GRANTOR(S) Barbara A Clayton, unmarried and as surviving spouse of David R. Clayton  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Thomas B. Murphy and Nancy A. Murphy, a married couple

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

Lot 7, "Samish River Park, Division No. 1," according to the plat thereof, recorded in Volume 9 of  
plats, pages 43 and 44, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P68683 / 3990-000-007-0009

Subject to:

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

Dated: December 7, 2016

*Barbara A. Clayton*  
Barbara A Clayton

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20165124  
DEC 14 2016

Amount Paid \$4,900.00  
Skagit Co. Treasurer  
By *M.M.* Deputy

STATUTORY WARRANTY DEED  
(continued)

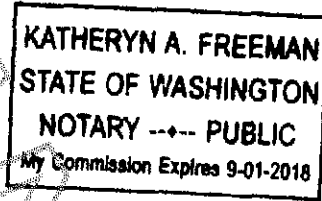
State of Washington  
County of SKAGIT

I certify that I know or have satisfactory evidence that

Barbara A Clayton  
(is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this instrument and acknowledged it to be (his/hers/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: December 13, 2016

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



## EXHIBIT "A"

### Exceptions

1. 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 SAMISH RIVER PARK DIVISION NO. 1:  
Recording No: 703269
  
2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: August 10, 1929  
Auditor's No(s): 225812, 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  
  
Note: Exact location and extent of easement is undisclosed of record.
  
3. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
  
4. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;  
Recorded: August 15, 1967  
Auditor's No(s): 703232, records of Skagit County, Washington  
  
AMENDED by instrument:  
Recorded: February 16, 1968, April 12, 1979, September 22, 1995, March 23, 1998, and August 18, 1998  
Auditor's No.: 710329, 7904120004, 9509220088, 9803230110 and 9808180048, records of Skagit County, Washington
  
5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: August 15, 1967  
Auditor's No(s): 703232, records of Skagit County, Washington
  
6. Resolution No. 2121-08 Formation of Samish River Park Local Utility District No. 30, including the terms, covenants and provisions thereof;  
  
Recording Date: May 12, 2008  
Recording No.: 200805120181
  
7. Assessments, if any, levied by Samish River Park, Inc..
  
8. City, county or local improvement district assessments, if any.
  
9. Assessments, if any, levied by Public Utility District No. 1 of Skagit County and/or Samish River Park Local Utility District No. 30.