

When recorded return to:  
Blair Lee Murphy and Garret Kenton Boling  
1818 Tundra Loop  
Mount Vernon, WA 98273



Skagit County Auditor  
3/3/2017 Page 1 of 4 1:39PM \$76.00

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620029950

**CHICAGO TITLE**

620029950

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Mitchell R. Nolan, a single man and Melissa S. Martinez, a single woman  
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration  
in hand paid, conveys, and warrants to Blair Lee Murphy and Garret Kenton Boling, wife and husband

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

Lot 20, Plat of Trumpeter Meadows, according to the plat thereof, recorded on October 12, 2005,  
under Auditors File No. 200510120048, records of Skagit County, Washington.  
Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P123482 / ~~48720000200000~~ 48720000200000  
XXXXXXXXXXXX

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2017837



MAR 03 2017

Amount Paid \$ 5,343.<sup>22</sup>

Skagit Co. Treasurer  
By *Mdm* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

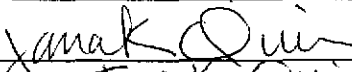
Dated: February 27, 2017

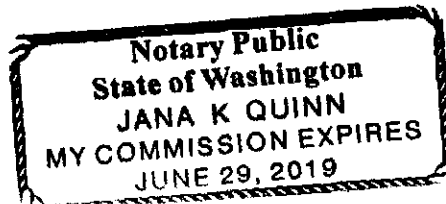
  
\_\_\_\_\_  
Mitchell R. Nolan  
  
\_\_\_\_\_  
Melissa S. Martinez

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Mitchell R. Nolan and Melissa S. Martinez 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: March 1, 2017

  
\_\_\_\_\_  
Name: Jana K Quinn  
Notary Public in and for the State of Washington  
Residing at: Granite Falls  
My appointment expires: 06/29/2019



**EXHIBIT "A"**  
Exceptions

1. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry; Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed  
From: The State of Washington  
Recorded: June 8, 1906  
Auditor's No.: 57557, records of Skagit County, Washington  
Executed By: State of Washington
  
2. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: June 22, 1979  
Auditor's No(s): 7906220042, records of Skagit County, Washington  
In favor of: Public Utility District No. 1  
For: Water pipelines
  
3. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry; Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed  
From: The State of Washington  
Auditor's No.: 64282, records of Skagit County, Washington  
Executed By: State of Washington
  
4. Standard Participation contract (Regarding Sewers), including the terms and provisions thereof:  
  
Recording Date: July 19, 1979  
Recording No.: 7907190021
  
5. 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 PLAT OF TRUMPETER MEADOWS  
Recording No: 200510120048

## EXHIBIT "A"

### Exceptions (continued)

6. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;  
Recorded: February 22, 2006  
Auditor's No(s): 200602220046, records of Skagit County, Washington  
Executed by: Landmark Building and Development
7. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: February 22, 2006  
Auditor's No(s): 200602220046, records of Skagit County, Washington  
Imposed By: Landmark Building and Development
8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by City of Mount Vernon.
10. Assessments, if any, levied by Landmark Building and Development Inc..