

When recorded return to:
William B Murphy
42005 Cedar Street
Concrete, WA 98237



Skagit County Auditor \$75.00
7/14/2017 Page 1 of 3 2:45PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031678

Chicago Title 620031678

STATUTORY WARRANTY DEED

THE GRANTOR(S) Catherine S Dileo, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to William B Murphy, an unmarried person

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

Parcel A:

Lot 4, Block O, Cape Horn on the Skagit, Division No. 2, according to the plat thereof, recorded in Volume 9 of plats, pages 14 through 19, records of Skagit County, Washington.

Situate in Skagit County, Washington.

Parcel B:

Lot 5, Block O, Cape Horn on the Skagit, Division No. 2, according to the plat thereof, recorded in Volume 9 of plats, pages 14 through 19, records of Skagit County, Washington.

INCLUDING AN 8x32 1982 Layton Park Model mobile home, title of which has not been eliminated.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P63445 / 3869-015-004-0008, P63446 / ~~3869-015-005-0007~~

Subject to:

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

Dated: July 13, 2017

Cath Dileo
Catherine S Dileo

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20173231
JUL 14 2017

Amount Paid \$ 1233.00
Skagit Co. Treasurer
By *man* Deputy

STATUTORY WARRANTY DEED

(continued)

State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence that

Catherine S. Dileo

(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: July 14, 2017

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

KATHERYN A. FREEMAN
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 9-01-2018

EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: August 17, 1965
Recording No.: 670429

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 Cape Horn on the Skagit Division 2:

Recording No: 682588

3. Covenants, conditions, easements and restrictions, contained in the following instrument;

Recording Date: July 13, 1965
Recording No.: 668869

4. Covenants, conditions, easements and restrictions, contained in the following instrument;

Recording Date: August 30, 1966 and February 19, 1970
Recording No.: 687557 and 736184

5. Covenants, conditions, easements and restrictions, contained in the following instrument;

Recording Date: December 15, 1976
Recording No.: 847451

6. Covenants, conditions, easements and restrictions, contained in the following instrument;

Recording Date: June 21, 1993
Recording No.: 9306210022

7. Agreement including the terms, covenants and provisions thereof;

Executed by: Leon P. Leonovich and Skagit County
Recording Date: November 19, 1990
Recording No.: 9011190062
Regarding: Sand filter sewage system installation

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Septic drainfield
Recording Date: April 8, 2016
Recording No.: 201604080055

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

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1, or if second half unpaid on November 1 of the tax year.