

When recorded return to:
Todd D. Murphy and Tamera L. Murphy
1210 32nd St
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

770 NE Midway Blvd., PO Box 1050
Oak Harbor, WA 98277

Escrow No.: 245427774

CHICAGO TITLE

620042901

STATUTORY WARRANTY DEED

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2716

Jul 21 2020

Amount Paid \$6405.00
Skagit County Treasurer
By Marissa Guerrero Deputy

THE GRANTOR(S) Catherine A. Clark, as a separate estate

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 Todd D. Murphy and Tamera L. Murphy, a married couple

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

The East 70 feet as measured along the South line of Lots 12, 13 and 14, Block 3, "J.M. MOORE'S ADDITION TO ANACORTES" according to the plat thereof recorded in Volume 1 of Plats, page 32, records of Skagit County, Washington;

TOGETHER WITH the South Half of the vacated alley adjoining that has reverted to said premises by operation of law.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): 3804-003-014-0000, P57909

STATUTORY WARRANTY DEED
(continued)

Dated: July 17, 2020

Catherine A. Clark
Catherine A. Clark

State of WASHINGTON
County of King

I certify that I know or have satisfactory evidence that Catherine A. Clark is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 17th, 2020

T Benson
Name: Tony Benson
Notary Public in and for the State of Washington
Residing at: Puyallup
My appointment expires: February 1, 2021



EXHIBIT A
Exceptions

SPECIAL EXCEPTIONS

1. Public or private easements, if any, over vacated portion of said premises
2. Covenant not to oppose future Local Improvement District, including the terms, covenants and provisions thereof

Recording Date: August 17, 1987
Recording No.: 8708170065

3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. Assessments, if any, levied by Anacortes.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated July 09, 2020
between Todd D Murphy Tamera L Murphy ("Buyer")
Buyer Buyer
and Catherine A Clark ("Seller")
Seller Seller
concerning 1206 32nd Street Anacortes WA 98221 (the "Property")
Address City State Zip

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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentisign
Todd D Murphy 07/09/2020
Buyer 05:20:42 PM PDT Date

Authentisign
Catherine Clark 07/10/2020
Seller 11:22:21 AM PDT Date

Authentisign
Tamera L Murphy 07/09/2020
Buyer 05:19:07 PM PDT Date

Seller Date