

When recorded return to:
Matthew C. Marlin and Sarah M. Glover
28406 East Gilligan Creek Road
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE CO.
620043705

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3886

Sep 25 2020

Amount Paid \$11575.00
Skagit County Treasurer
By Marissa Guerrero Deputy

Escrow No.: 620043705

STATUTORY WARRANTY DEED

THE GRANTOR(S) Sean Murphy and Naomi J. Murphy, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Matthew C. Marlin and Sarah M. Glover, a married couple

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

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

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

PTN SW NE, NW NE, 35-35-05

Tax Parcel Number(s): P40673 / 350535-0-002-0001, P40696 / 350535-1-008-0003, P100884 /
350535-1-008-0102

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: September 22, 2020

Sean Murphy
Sean Murphy
Naomi J. Murphy
Naomi J. Murphy

State of WASHINGTON
County of ~~SKAGOT~~ Snohomish

I certify that I know or have satisfactory evidence that Sean Murphy and Naomi J. Murphy 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: 09-23-2020
Diane L. Haugsvaer
Name: Diane L. Haugsvaer
Notary Public in and for the State of WA
Residing at: Seattle, WA
My appointment expires: 07-13-2021

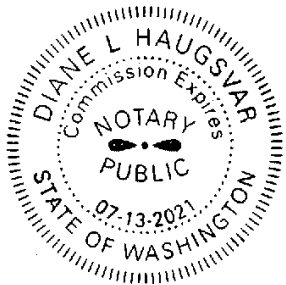


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P40673 / 350535-0-002-0001, P40696 / 350535-1-008-0003 and P100884 / 350535-1-008-0102

The Southwest Quarter of the Northeast Quarter, Section 35, Township 35 North, Range 5 East of the Willamette Meridian;

EXCEPT roads.

Also, that portion of the Northwest Quarter of the Northeast Quarter of Section 35, Township 35 North, Range 5 East of the Willamette Meridian, described as follows:

Beginning at a point 20 feet East of the Southwest corner of said subdivision;
Thence East 300 feet;
Thence North 60 feet;
Thence West 300 feet;
Thence South 60 feet to the point of beginning.

EXCEPT roads.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. Right of Way Agreement including the terms, covenants and provisions thereof
Recording Date: February 25, 1936
Recording No.: 276618
2. Findings of Fact Recommendation No. OST 91 018 including the terms, covenants and provisions thereof
Recording Date: March 4, 1992
Recording No.: 9203040027
3. Resolution No. 14284 including the terms, covenants and provisions thereof
Recording Date: April 23, 1992
Recording No.: 9204230060
4. Title Notification Property Designated Mineral Resource Overlay Resource Lands including the terms, covenants and provisions thereof
Recording Date: April 9, 1997
Recording No.: 9704090071
5. Title Notification Property Designated Rural Resource Lands including the terms, covenants and provisions thereof
Recording Date: April 9, 1997
Recording No.: 9704090071
6. Title Notification Property Designated Forest Resource Lands including the terms, covenants and provisions thereof
Recording Date: April 9, 1997
Recording No.: 9704090072
7. 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

EXHIBIT "B"**Exceptions
(continued)**

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."

8. The Land has been classified as Farm and Agriculture and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:

Recording Date: April 28, 1992
Recording No.: 9204280057

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.

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