

When recorded return to:
Kris Murphy and B Patrick Murphy
5103 Meridian Ave N
Seattle, WA 98103

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-651

Feb 16 2021

Amount Paid \$10028.86

Skagit County Treasurer

By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620046101

Escrow No.: 620046101

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael S. Grove, 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 Kris Murphy and B Patrick Murphy, a married couple

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

Lot 14, FIR CREST PLANNED UNIT DEVELOPMENT, according to the plat thereof, recorded
August 31, 2004, under Auditor's File No. 200408310219, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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

Tax Parcel Number(s): P121967 / 4843-000-014-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: February 1, 2021

Michael S. Grove
Michael S. Grove

State of Washington
County of Skaqit

I certify that I know or have satisfactory evidence that

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

Dated: 02.01.2021

Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of WA
Residing at: Aringford
My appointment expires: 03.01.2024

NOTARY PUBLIC
STATE OF WASHINGTON
ALYSIA HUDSON
License Number 183699
My Commission Expires 03-01-2024

EXHIBIT "A"
Exceptions

SPECIAL EXCEPTIONS

1. Easement, including the terms and conditions thereof, granted by instrument;

Recording Date: January 12, 1995
Recording No.: 9501120049
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances

2. 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 SHORT PLAT ANA 93-003:
Recording No: 9309150050

3. 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 Survey:

Recording No: 9309150050

4. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recording Date: November 14, 2002
Recording No.: 200211140225
In favor of: John E. Sadzewicz and Lori J. Sadzewicz, husband and wife
Affects: That portion of said plat lying within Short Plat ANA 93-003

5. Easement, including the terms, covenants, and provisions thereof, granted by instrument

Recording Date: December 15, 1993
Recording No.: 9312150128
In Favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: That portion of said plat lying within Short Plat ANA 93-003

EXHIBIT "A"Exceptions
(continued)

6. Agreement, including the terms and conditions thereof;

Recording Date: June 1, 2004
Recording No.: 200406010217
Providing: Encroachment Agreement

7. Easement, including the terms and conditions thereof, granted by instrument;

Recording Date: March 1, 2004
Recording No.: 200403010128
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
Affects: A 10 foot strip of land across said premises

8. 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 Boundary Line Adjustment Survey:

Recording No: 200304240060

9. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: August 18, 2004
Recording No.: 200408180096

10. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: September 3, 2004
Recording No.: 200409030133

Modification(s) of said covenants, conditions and restrictions

EXHIBIT "A"Exceptions
(continued)

Recording Date: February 17, 2010
Recording No.: 201002170020

11. Liens and charges as set forth in the above mentioned declaration,

Payable to: Fir Crest Owners' Association
12. 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 FIR CREST PLANNED UNIT DEVELOPMENT:
Recording No: 200408310219
13. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: September 27, 2004
Recording No.: 200409270154
14. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
15. City, county or local improvement district assessments, if any.
16. Assessments, if any, levied by City of Anacortes.
17. Dues, charges and assessments, if any, levied by Fir Crest Owners' Association.