

**AFTER RECORDING MAIL TO:**

**Joel B. and Jennifer R. Murray  
10731 Bay View Edison Road  
Mount Vernon, WA 98273**

**Filed for Record at Request of:  
Land Title & Escrow of Skagit & Island County  
Escrow No.: 01-184582-OE**

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2021-3435  
Jul 27 2021  
Amount Paid \$12900.00  
Skagit County Treasurer  
By Heather Beauvais Deputy

**Statutory Warranty Deed**

**THE GRANTOR ANDREW L. KUPSER and AMY LOH-KUPSER, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JOEL B. MURRAY and JENNIFER R. MURRAY, a married couple the following described real estate, situated in the County of Skagit, State of Washington**

**Abbreviated Legal: Ptn Gov Lot 3, Ptn NW ¼ SE ¼ & Ptn SW ¼ SE ¼, 30-35-3 EWM**

**For Full Legal See Attached Exhibit "A"**

**Tax Parcel Number(s): P34989, 350330-0-011-0007**

**Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 01-184582-OE.**

**Dated July 23, 2021**

(Attached to Statutory Warranty Deed)

[Signature]  
Andrew L. Kupser

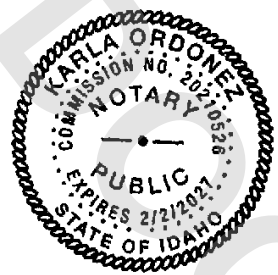
[Signature]  
Amy Loh-Kupser

STATE OF Washington- Idaho  
COUNTY OF Sheridan Teton SS:

I certify that I know or have satisfactory evidence that Andrew L. Kupser and Amy Loh-Kupser is / are the person(s) who appeared before me, and said person(s) acknowledged that he / she / they signed this instrument and acknowledge it to be his / her / their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 07/26/21

Karla Ordonez Karla Ordonez  
Printed Name  
Notary Public in and for the State of Washington- Idaho  
Residing at 15 N Main St, Driggs, ID, 83422  
My appointment expires: 02/02/27



**EXHIBIT A**

PARCEL "A":

That portion of Government Lot 3 and the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 30, Township 35 North, Range 3 East, W.M., lying within the following described tract:

Beginning at the Southwest corner of said Government Lot 3;  
thence East to the Southeast corner of said Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ ;  
thence North 190 feet;  
thence West to the meander line of Padilla Bay;  
thence Southerly along said meander line to the point of beginning;

EXCEPT that portion thereof lying Westerly of an existing fence running North from a point on the South line of said Government Lot 3 which is approximately 200 feet East of the Easterly line of the County road, running in a generally Northerly and Southerly direction through said subdivision.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

The South 24 feet of that portion of Government Lot 3 in Section 30, Township 35 North Range 3 East, W.M., lying Westerly of said fence line and the Easterly line of the County Road.

Statue in the County of Skagit, State of Washington.

PARCEL "C":

That portion of the following described tracts, lying North of the existing fence line marking the North line of property acquired by Carl O. Rossum et ux, by deed recorded September 15, 1944, under Auditor's File No. 374462, Volume 195 of Deeds, page 498.

A portion of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 30, Township 35 North, Range 3 East W.M., being more particularly described as follows:

Beginning at the Southeast corner of said Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 30;  
thence North  $89^{\circ}40'20''$  West along the South line of said subdivision, a distance of 646.88 feet;  
thence North  $0^{\circ}07'20''$  East a distance of 1,332.10 feet to the North line of said subdivision and the true point of beginning;

Title Order No.: 01-184582-OE

**EXHIBIT A**

PARCEL "C" continued:

thence South 89°32'10" East along the North line of said subdivision, a distance of 655.47 feet to the Northeast corner of said subdivision;  
thence South 0°29'30" West along the East line of said subdivision a distance of 25.00 feet;  
thence North 89°58'24" West a distance of 655.30 feet;  
thence North 0°07'20" East a distance of 30.00 feet to the true point of beginning.

TOGETHER WITH a portion of the Southwest ¼ of the Southeast ¼ of Section 30, Township 35 North, Range 3 East, W.M., being more particularly described as follows:

Beginning at the Southeast corner of said Southwest ¼ of the southeast ¼ of Section 30;  
thence North 89°40'20" West along the South line of said subdivision, a distance of 646.88 feet;  
thence North 0°07'20" East a distance of 1,332.10 feet to the North line of said subdivision and the true point of beginning;  
thence South 0°07'20" West a distance of 30.00 feet;  
thence North 89°49'52" West a distance of 582.69 feet;  
thence North 0°07'20" East a distance of 33.00 feet to the North line of said subdivision at a point which lies South 89°32'10" East a distance of 103 feet from the Northwest corner of said subdivision;  
thence South 89°32'0" East along the North line of said subdivision, a distance of 582.70 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

EXCEPTING from said Parcels A, B and C combined, the East 5 acres thereof.