

When recorded return to:
Lynne E. Murdock and Craig L. Murdock
616 Twin Brooks Drive
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-3657
Aug 09 2021
Amount Paid \$9963.00
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
020048382

Escrow No.: 620048382

STATUTORY WARRANTY DEED

THE GRANTOR(S) Barbara A. Lynn, a single woman

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Lynne E. Murdock and Craig L. Murdock, a married couple

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

LOT 12, TWIN BROOKS, PHASE 4, LU-05-024, RECORDED AUGUST 1, 2016, UNDER AUDITOR'S FILE NO. 201608010235, 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): P133350 / 6039-000-012-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 29, 2021



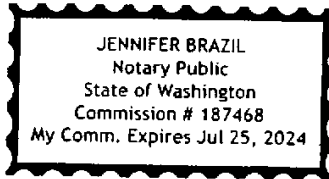
Barbara A. Lynn

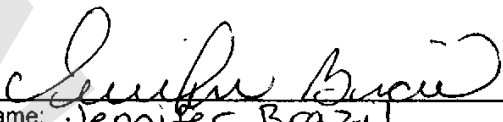
State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Barbara A. Lynn

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: August 5, 2021





Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2024

EXHIBIT "A"
Exceptions

1. 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, recorded in Volume 5 of Surveys, Page 135:

Recording No: 8404110015

2. Agreement and the Terms and Conditions Thereof:

Between: Kenneth E. Ware
And: David Alan Development LLC, an Arizona Limited Liability Company
Recording Date: March 13, 2007
Recording No.: 200703130113
Regarding: Easement Agreement

3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Energy, Inc., a Washington Corporation
Purpose: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system
Recording Date: October 15, 2007
Recording No.: 200710150144
Affects: A strip of land 10 feet in width across all lots, tracts and open spaces of subject parcel

4. 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 Plat of Twin Brooks Phase 2 LU-05-024:

Recording No: 201503180026

5. Covenants, conditions and restrictions 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

EXHIBIT "A"

Exceptions
(continued)

Recording Date: March 18, 2015
Recording No.: 201503180027

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 12, 2015
Recording No.: 201510120065

Modification(s) of said covenants, conditions and restrictions

Recording Date: April 15, 2016
Recording No.: 201604150159

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 1, 2016
Recording No.: 201608010237

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 14, 2017
Recording No.: 201702140051

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 27, 2018
Recording No.: 201802270056

Modification(s) of said covenants, conditions and restrictions

Recording Date: April 10, 2018
Recording No.: 201804100031

6. Covenants, conditions and restrictions 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: March 18, 2015
Recording No.: 201503180028

7. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

EXHIBIT "A"

Exceptions
(continued)

In favor of: City of Mount Vernon, a Municipal Corporation
Purpose: Rain Garden Facilities
Recording Date: April 15, 2016
Recording No.: 201604150160
Affects: see instrument for particulars

8. The Terms, Conditions and Reservations as disclosed in "Resolution No. 907"

Recording Date: April 28, 2016
Recording No.: 201604280010

9. 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 Plat of Twin Brooks, Phase 4, LU-05-024:

Recording No: 201608010235

10. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: Drainage Easement
Recording Date: August 1, 2016
Recording No.: 201608010236

11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
12. Assessments, if any, levied by Twin Brooks Homeowners Association.
13. Assessments, if any, levied by City of Mount Vernon.
14. City, county or local improvement district assessments, if any.

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

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

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated July 2, 2021
between Craig Murdock ^{Buyer} 07/02/2021 Lynne Murdock ("Buyer")
and Barbara A. Lynn ^{Seller} ("Seller")
concerning 616 Twin Brooks Dr. (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.

Authenti
Craig Murdock 07/02/2021
Buyer 2:41:40 PM PDT Date

Barbara Lynn 6/23/2021
Seller Date

Authenti
Lynne Murdock 07/02/2021
Buyer 2:45:23 PM PDT Date

Seller Date