

202302080003

02/08/2023 09:47 AM Pages: 1 of 10 Fees: \$212.50
Skagit County Auditor, WA

When recorded return to:

Monica McAdams, an unmarried person
3001 Eastwind Street
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20235416

Feb 08 2023

Amount Paid \$5924.20
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620053211

CHICAGO TITLE

620053211

STATUTORY WARRANTY DEED

THE GRANTOR(S) Barbara J. Murphy and Stephen B. Murphy, wife and husband

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Monica McAdams, an unmarried person

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.)

LT 1, "PLAT OF TJ TOWNHOUSES", REC NO. 200011300053

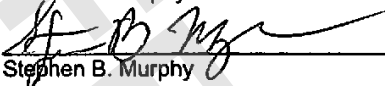
Tax Parcel Number(s): P117588 / 4769-000-001-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 2/2/2023

Barbara J. Murphy


Stephen B. Murphy

State of _____
County of _____

This record was acknowledged before me on _____ by Barbara J. Murphy and Stephen B. Murphy.

(Signature of notary public)
Notary Public in and for the State of _____
My commission expires: _____

CALIFORNIA ACKNOWLEDGMENT

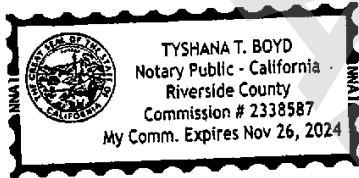
CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Riverside }

On February 02, 2023 before me, Tyshana T. Boyd, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Stephen B. Murphy
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____
 Corporate Officer - Title(s): _____ Corporate Officer - Title(s): _____
 Partner - Limited General Partner - Limited General
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian or Conservator Trustee Guardian or Conservator
 Other: _____ Other: _____
Signer is Representing: _____ Signer is Representing: _____

STATUTORY WARRANTY DEED
(continued)

Dated: February 2, 2023

Barbara J. Murphy
Barbara J. Murphy

Stephen B. Murphy

State of Washington
County of Skagit

This record was acknowledged before me on 2-2-2023 by Barbara J. Murphy and ~~Stephen B. Murphy~~. ^{JB}

Jennifer Brazil
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 7-25-2024

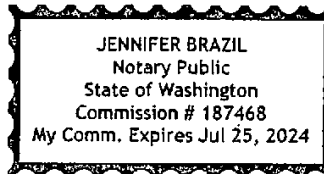


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P117588 / 4769-000-001-0000

LOT 1, "PLAT OF TJ TOWNHOUSES", AS RECORDED NOVEMBER 30, 2000, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200011300053, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

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

In favor of:	Continental Telephone Company
Recording Date:	July 22, 1977
Recording No.:	861138
Affects:	Portion of said premises

2. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington
Recording No.: 67757

Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.

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

In favor of:	Puget Sound Power & Light Company
Purpose:	Electric transmission and/or distribution line
Recording Date:	November 5, 1985
Recording No.:	8511050076
Affects:	Portion of said premises

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

In favor of:	Puget Sound Power & Light Company
Purpose:	Electric transmission and/or distribution line
Recording Date:	July 2, 1986
Recording No.:	8607020048
Affects:	Portion of said premises

5. Terms, conditions, and restrictions of that instrument entitled Mount Vernon Land Use Ordinance 2394-A:

Recording Date: September 13, 1990
Recording No.: 9009130055

EXHIBIT "B"Exceptions
(continued)

6. Terms, conditions, and restrictions of that instrument entitled Mount Vernon Land Use Ordinance No. 2934;
- Recording Date: March 2, 1999
Recording No.: 9903020122
7. Easement, including the terms and conditions thereof, disclosed by instrument(s):
- Recording Date: January 27, 2000
Recording No.: 200001270030
In favor of: Public Utility District No. 1 of Skagit County
8. 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.
Purpose: Electric transmission and/or distribution line
Recording Date: September 12, 2000
Recording No.: 200009120116
Affects: Portion of said premises
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: September 12, 2000
Recording No.: 200009120118
- Modification(s) of said covenants, conditions and restrictions
- Recording Date: March 27, 2001
Recording No.: 200103270101
- Modification(s) of said covenants, conditions and restrictions
- Recording Date: July 31, 2003
Recording No.: 200307310168
10. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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

EXHIBIT "B"Exceptions
(continued)

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 the Plat of TJ Townhouses:

Recording No: 200011300053

11. Terms, conditions, and restrictions of that instrument entitled Notice;

Recording Date: April 25, 2002
Recording No.: 200204250057

12. 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: October 30, 2001
Recording No.: 200110300103

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 8, 2003
Recording No.: 200305080235

13. Agreement and the terms and conditions thereof:

Executed by: M. Hawk Construction and Public
Recording Date: April 29, 2003
Recording No.: 200304290205

14. 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

EXHIBIT "B"Exceptions
(continued)

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."

15. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
16. Assessments, if any, levied by City of Mount Vernon.
17. 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**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated January 09, 2023
between Monica McAdams ("Buyer")
Buyer Barbara J Murphy and Stephen B Murphy ("Seller")
Seller Seller
concerning 3001 Eastwind St Mount Vernon WA 98273 (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.

Authenticate
Monica McAdams 01/09/23
Buyer Date

Buyer Date

Barbara J. Murphy Oct 27-2022
Seller Date
Stephen B Murphy Oct 27-2022
Seller Date