

AFTER RECORDING MAIL TO:

Mr. Wesley D. Wyles
20446 Curran Place
Mount Vernon, WA 98274

200504290111
Skagit County Auditor
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Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 115673-PE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): William D. Morphy and Jill M. Morphy
Grantee(s): Wesley D. Wyles
Abbreviated Legal: Lot 23, Hermway Heights
Assessor's Tax Parcel Number(s): 3924-000-023-0000, P65671

THE GRANTOR WILLIAM D. MORPHY and JILL M. MORPHY, who acquired title as JILL M. LINDE, husband and wife, as Joint Tenants with Right of Survivorship for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to WESLEY D. WYLES, an unmarried man as his sole and separate property the following described real estate, situated in the County of Skagit, State of Washington.

Lot 23, "ASSESSOR'S PLAT OF HERMWAY HEIGHTS," as per plat recorded in Volume 9 of Plats, page 47, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Subject to: Schedule "B-1" attached hereto and made a part thereof.

Dated April 20, 2005

William D. Morphy

Jill M. Morphy

#2057
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 29 2005

Amount Paid \$ 3916.00
By Skagit Co. Treasurer Deputy

STATE OF
COUNTY OF

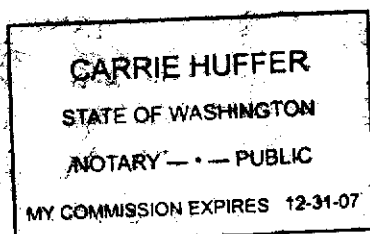
Washington
Skagit

} SS:

I certify that I know or have satisfactory evidence that William D. Morphy and Jill M. Morphy the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 26, 2005

Carrie Huffer
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 12/31/2007



EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Y.M.C.A.
Purpose: Ingress and egress to lands owned by grantee
Area Affected: 16 feet in width
Dated: August 23, 1960
Recorded: October 4, 1960
Auditor's No.: 599460

We are unable to determine from the record, what portion of the property herein described, if any, is affected by this easement.

- B. Reservation of all oil, gases, coal, ores, minerals, fossils, etc., provided by Section 7873 of Remington's Revised Statutes, as contained in deed from the State of Washington to English Lumber Company, dated April 21, 1920, filed for record May 1, 1920, and recorded in Volume 117 of Deeds, page 132, records of Skagit County.

C. COVENANTS, CONDITIONS AND RESTRICTIONS, CONTAINED IN DEED:

Recorded: April 12, 2004
Auditor's No.: 200404120209
Executed By: Pauline Mohrbacher, Trustee of the Trygve Robert Lien
Trust, dated December 21, 2001

As Follows:

"Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, fumes, dust, flies and other associated pests, the operation of machinery of any kind during any 24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance."

WDM
JMM



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