

When recorded return to:
Laura E. Murphy
1210 32nd Street
Anacortes, WA 98221



Skagit County Auditor \$74.00
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Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON
425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620018428

CHICAGO TITLE
620018428

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ellen R. Emery, 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 Laura E. Murphy, an unmarried person

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

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

Abbreviated Legal: LOT 15 AND PTN LOTS 14 AND 16, BLOCK 3, J.M. MOORE'S
Subject to: ADD. TO ANACORTES

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

Tax Parcel No.: P57914

Dated: December 03, 2013

Ellen R Emery
Ellen R. Emery

2013 4858
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 06 2013

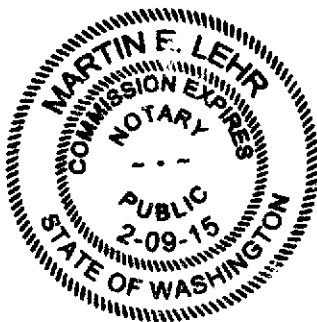
Amount Paid \$ 4054.50
By Skagit Co. Treasurer
Deputy

State of WASHINGTON

County of Skagit

I certify that I know or have satisfactory evidence that Ellen R. Emery is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: December 4, 2013



Martin E. Lehr
Name: MARTIN E. LEHR
Notary Public in and for the State of WA
Residing at: La Conner
My appointment expires: 2-9-15

EXHIBIT "A"
Exceptions

1. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: September 10, 1987
Auditor's No(s): 8709100055, records of Skagit County, Washington
Executed By: Don-EI Construction
As Follows: For and in consideration of the granting of a building permit by the City of Anacortes for the construction of a single family residence on said property, the undersigned do covenant and agree on behalf of themselves, their heirs, successors and assigns, to waive the right to protect the formation of Local Improvement District which would finance the construction of the following improvements which are required to be made in accordance with Ordinance No. 1954, Curb, Gutter, Sidewalk, and Storm Drainage.
2. Assessments, if any, levied by City of Anacortes.
3. City, county or local improvement district assessments, if any.

SKAGIT COUNTY RIGHT TO FARM ORDINANCE:

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.



201312060098

EXHIBIT "B"

Order No.: 620018428

For APN/Parcel ID(s): P57914 and 3804-003-020-0101

A portion of Lot 14, all of Lot 15, and a portion of Lot 16;

TOGETHER WITH the South Half of the adjoining vacated alley that has reverted to said lots by operation of law; Block 3, J. M. MOORE'S ADDITION TO ANACORTES, according to the plat thereof, recorded in Volume 1 of Plats, page 32, records of Skagit County, Washington, described as follows:

Tract B of Survey recorded August 26, 1987, in Volume 7 of Surveys, page 97, under Auditor's File No. 8708260004, records of Skagit County, Washington.

Situated in Skagit County, Washington.



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