

When recorded return to:
Bethany Fallon Econopouly and James Adam Perry
442B Federal Ave East
Seattle, WA 98102

Recorded at the request of:
Guardian Northwest Title
File Number: 108171



201506190134

Skagit County Auditor
6/19/2015 Page

1 of 6 3:26PM \$77.00

Statutory Warranty Deed

108171-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Scott Macmurchie, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Bethany Fallon Econopouly and James Adam Perry, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 22, Township 36 North, Range 3 East; Ptn. S ½ (aka Lot 2 and ptn. Lot 3,
SP #97-0069)

For Full Legal See Attached Exhibit "A"

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto.

Tax Parcel Number(s): P113089, 360322-3-007-0200, P113090, 360322-0-003-0100, P118185, 360322-3-007-0300, P47977, 360322-0-003-0006

Dated

6-11-15
by *[Signature]* POA
Scott Macmurchie

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Scott Macmurchie, the persons 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.

Date: _____

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015 2296
JUN 19 2015

Printed Name: Katie Hickok
Notary Public in and for the State of Washington
Residing at _____
My appointment expires: 1/07/2019

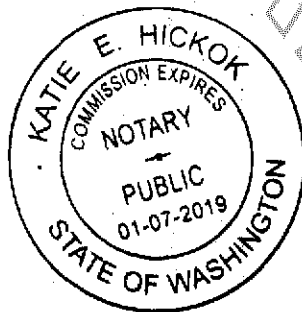
Amount Paid \$ 8193.⁰⁰
Skagit Co. Treasurer
By *[Signature]* Deputy

STATE OF WASHINGTON, }
County of Skagit } ss.

ACKNOWLEDGMENT - Attorney in Fact

On this 17th day of June, 2015, before me personally
appeared Giles Heron Macmurchie known to be the individual who executed the
foregoing instrument as Attorney in Fact for Scott Macmurchie
and acknowledged that (he/she) signed the same as (his/her) free and voluntary act and deed as Attorney in Fact for said principal
for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this
instrument has not been revoked and that said principal is now living and is not insane.

GIVEN under my hand and official seal the day and year last above written.



Katie E. Hickok
Notary Public in and for the State of Washington,
residing at Northon
My appointment expires 1-7-19

EXHIBIT A

Lots 2 and 3 of SKAGIT COUNTY SHORT PLAT NO. 97-0069, approved February 1, 2000, and recorded February 4, 2000, under Auditor's File No. 200002040101, records of Skagit County, Washington; being a portion of East-Half of the Southwest Quarter of Section 22, Township 36 North, Range 3 East of the Willamette Meridian;

EXCEPT that portion of Lot 3, Skagit County Short Plat No. 97-0069, approved February 1, 2000, and recorded February 4, 2000, under Auditors File No. 200002040101, records of Skagit County, Washington, more particularly described as follows:

Commencing at the most Southerly corner of Lot 1 said Skagit County Short Plat No. 97-0069;
Thence North $52^{\circ}34'10''$ West along the Southwesterly line of said Lot 1 a distance of 224.95 feet to the Westerly corner of said Lot 1;
Thence South $10^{\circ}39'25''$ East a distance of 200.29 feet;
Thence South $64^{\circ}19'30''$ East a distance of 63.10 feet;
Thence North $44^{\circ}05'40''$ East a distance of 121.76 feet to the point of beginning.

Exhibit B

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Pacific Telephone and Telegraph
Recorded: October 4, 1912
Auditor's No. 93119
Purpose: Telephone lines together with necessary appurtenances
Area Affected: Said premises, the exact location and extent of said easement is undisclosed of record

B. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of any prohibition or limitation on the use, occupancy, or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land OR to use any portion of the land which is now or may formerly have been covered by water.

C. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek herein named, or its banks, or which may result from such change in the future.

River/Creek: McElroy Slough

D. Right of the State of Washington in and to that portion of the property described herein, if any, lying in the bed or former bed of the McElroy Slough, if navigable.

E. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey
Recorded: March 11, 1998
Auditor's No.: 9803110115

F. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Short Plat 97-0069
Recorded: February 4, 2000
Auditor's No.: 200002040101

Said Short Plat was subordinated to the conservation easement recorded under Auditor's File No. 200002040102.

G. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County
Recorded: February 4, 2000
Auditor's No.: 200002040102
Purpose: Conservation Easement
Area Affected: Portion of real estate under search

H. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: February 4, 2000
Auditor's No.: 200002040104
Regarding: Protected Critical Area Easement

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

I. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: DeLois Fox
Recorded: July 18, 2001
Auditor's No.: 200107180010

J. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: August 14, 2001
Auditor's No.: 200108140010
Regarding: TRD Waste Water System

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

K. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS,
CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: August 28, 2001
Auditor's No.: 200108280073
Regarding: Development Activities on or Adjacent to Designated
Natural Resource Lands

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

L. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS,
CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: August 28, 2001
Auditor's No.: 200108280074
Regarding: Special Flood Area Zone

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

M. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: United States of America
Recorded: July 10, 1998
Auditor's No. 9807100056
Purpose: See Document
Area Affected:

N. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County
Recorded: February 27, 2013
Auditor's No. 201302270113
Purpose: Maintenance Easement
Area Affected: Portion of real estate under search