



201509280169

When recorded return to:
John Frees and Roberta Frees
3404 Oakes View Lane
Anacortes, WA 98221

Skagit County Auditor \$74.00
9/28/2015 Page 1 of 3 1:24PM

Filed for record at the request of:
TICOR TITLE COMPANY
701 5th Ave., Ste. 2560
Seattle, WA 98104

Escrow No.: 70023376

③
TICOR TITLE
70023376

STATUTORY WARRANTY DEED

THE GRANTOR(S) Laura E. Murphy, an unmarried person, as her separate estate for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to John Frees and Roberta Frees, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Lots 1, 2 and East Half of Lot 3, Block 902, NORTHERN PACIFIC ADDITION TO ANACORTES according to the plat thereof recorded in Volume 2 of Plats, pages 9 through 11, records of Skagit County, Washington;

ALSO KNOWN AS Tract A of said Block 902 of Revised Survey recorded in Volume 16 of Surveys, pages 4 through 6, under Auditor's File No. 9406230072, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P58534, 3809-902-003-0100,

Subject to:

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

Dated: September 24, 2015

Laura E. Murphy

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20153376
SEP 28 2015

Amount Paid: 70.00
Skagit Co. Treasurer
By: MGS Deputy

STATUTORY WARRANTY DEED

(continued)

STATE of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

Laura E. Murphy
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: September 27, 2015

KAREN L. MAUCK
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 11-02-2015

Karen L. Mauck

Name: Karen L. Mauck
Notary Public in and for the State of: Washington
Residing at: Snohomish
My appointment expires: 11-2-2015

EXHIBIT "A"
Exceptions

1. Covenants, conditions, and restrictions contained in declaration(s) of restriction, 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: November 24, 1954
Auditor's No(s): 509693, records of Skagit County, Washington
Executed By: Park Estates Development Company, a limited partnership, by Great Western Investment Co., Inc., General Partner, by Albert Balch, Pres.

2. Latecomer Agreement recorded February 16, 1979 under Auditor's File No. 7902160006 and revision of same recorded September 12, 1984, under Auditor's File No. 8409120049, records of Skagit County, Washington.

3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 12, 1994
Auditor's No(s): 9409120087, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: South 7 feet of said premises and includes other property

4. 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: June 9, 1995
Auditor's No(s): 9506090053, records of Skagit County, Washington
Executed By: Triple T. Construction, Inc.

5. Note on face of Revised Survey recorded in Volume 16 of Surveys, pages 4 through 6, under Auditor's File No. 9406230072, records of Skagit County, Washington, as follows:

Utility Locations shown hereon are approximate based on city data.

Not all utilities are shown hereon.

6. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: April 12, 1996
Auditor's No(s): 9604120087, records of Skagit County, Washington
In favor of: Triple T. Construction, Inc.
For: Utilities with the right to maintain sanitary and storm water
Affects: North 25 feet of Lots 1,2 and the East half of Lot 3
As follows: The Grantee of this utility is given the right to use, improve and maintain their easements for sanitary sewer and storm sewer purposes for Lots 5 and 4 and the West Half of Lot 3, Block 902 of said Northern pacific Addition. This easement shall constitute a covenant running with the land.

7. Agreement and terms and provisions thereof:

By and Between: City of Anacortes and Laura E. Murphy
Recording Date: September 17, 2015
Recording No.: 201509170056