

When recorded return to:

Linda Anne Bromwell Special Needs Trust
6320 Campbell Road
Peshastin WA 98847



201609160089

Skagit County Auditor
9/16/2016 Page

\$77.00
1 of 5 1:21PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20164197
SEP 16 2016

Escrow No.: 620028128

Amount Paid \$ 1295.50
Skagit Co. Treasurer
By *mm* Deputy

Land Title and Escrow

STATUTORY WARRANTY DEED

THE GRANTOR(S) David M. Murray and Debra L. Murray, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration
in hand paid, conveys, and warrants to Linda Anne Bromwell Special Needs Trust

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 3, SKAGIT COUNTY SHORT PLAT NO. PL14-0089, recorded June 26, 2014 under Auditor's
File No. 201406260049, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

#156440-

Tax Parcel Number(s): P132251 / 360428-1-003-0007,

Subject to:

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

Land Title and Escrow

STATUTORY WARRANTY DEED
(continued)

Dated: September 8, 2016

David M. Murray
David M. Murray

Debra L. Murray
Debra L. Murray

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that David M. Murray and Debra L. Murray are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9-14-16
Jessica Stalder
Name: Jessica Stalder
Notary Public in and for the State of WA
Residing at: Mount Vernon, WA
My appointment expires: 5-29-19

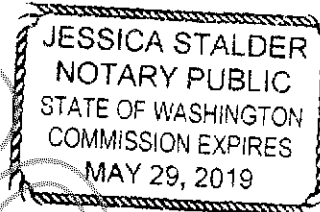


EXHIBIT "A"

Exceptions (continued)

Purpose: Utility
Recording Date: January 23, 2009
Recording No.: 200901230065

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Eben Twaddle IV
Purpose: Utility
Recording Date: August 31, 2010
Recording No.: 201008310067

9. Covenants, conditions and restrictions 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 25, 2013
Recording No.: 201310250046

10. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 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 SKAGIT COUNTY SHORT PLAT NO. PL14-0089:

Recording No.: 201406260049

11. Plat Lot of Record Certification and the terms and conditions thereof

Recording Date: June 26, 2014
Recording No.: 201406260050

12. Protected Critical Area Easement (PCA) and the terms and conditions thereof

Recording Date: June 26, 2014
Recording No.: 201406260051

13. Covenants, conditions and restrictions 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

EXHIBIT "A"

Exceptions (continued)

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: June 26, 2014
Recording No.: 201406260052

14. Declaration Re: Buzzie Lane Water System - Notice to Future Property Owners and the terms and conditions thereof

Recording Date: June 26, 2014
Recording No.: 201406260053

15. Declaration Re: Road Maintenance Buzzie Lane and the terms and conditions thereof

Recording Date: June 26, 2014
Recording No.: 201406260054

16. City, county or local improvement district assessments, if any.

17. Assessments, if any, levied by Buzzie Lane Homeowner's Association.

EXHIBIT "A"
Exceptions

1. Record of Survey

Recording Date: December 5, 2005
Recording No.: 200512050043

2. Protected Critical Area Site Plan and the terms and conditions thereof

Recording Date: August 7, 2006
Recording No.: 200608070175

3. Lot of Record Certification and the terms and conditions thereof

Recording Date: May 30, 2006
Recording No.: 200605300179

4. Low Flow Mitigation Summary and the terms and conditions thereof

Recording Date: September 18, 2006
Recording No.: 200609180108

5. Covenants, conditions and restrictions 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 4, 2008
Recording No.: 200809040101

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 9, 2008 and September 12, 2008
Recording No.: 200809090118 and 200809120048

6. Access Easement and the terms and conditions thereof

Recording Date: January 23, 2009
Recording No.: 20091230064

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Parsons Creek, LLC