

When recorded return to:

Robert Bruce Affleck and Donna Payne Affleck
2715 37th Ave. SW
Seattle, WA 98126



Skagit County Auditor

11/15/2016 Page

1 of

\$76.00

4 11:29AM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620028739

CHICAGO TITLE

620028739

STATUTORY WARRANTY DEED

THE GRANTOR(S) Wesley P. Miller, III and Cecelia R. Miller, 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 Robert Bruce Affleck and Donna Payne Affleck, a married couple

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

Lot 3, PLAT OF LAKE MCMURRAY ESTATES, according to the plat thereof recorded in Volume 16 of Plats, pages 55 through 59, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20165155

NOV 15 2016

Tax Parcel Number(s): P108061 / 4655-000-003-0000,

Subject to:

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

Amount Paid \$ 21,810.00
Skagit Co. Treasurer
By *man* Deputy

EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, and easements 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: September 19, 1994
Auditor's No(s): 9409190112, records of Skagit County, Washington
2. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: September 19, 1994
Auditor's No(s): 9409190112, records of Skagit County, Washington
Imposed By: Lake McMurray Estates Home Owner's Association
3. Terms, conditions, and restrictions of that instrument entitled Final Plat Approval No FPT 91007.ORD;
Recorded: May 31, 1995
Auditor's No(s): 9505310031, records of Skagit County, Washington
4. 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 LAKE MCMURRAY ESTATES:

Recording No: 9506260121
5. Restrictions contained in instrument including the terms, covenants and provisions thereof

Recording Date: June 18, 1990
Recording No.: 9006180080
6. Variance including the terms, covenants and provisions thereof

Recording Date: May 12, 1992
Recording No.: 9205120028, 9205120029 and 9205120030
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances

EXHIBIT "A"

Exceptions (continued)

Recording Date: January 19, 1999
Recording No.: 9901190171
Affects: Portion of said premises

8. Protected Critical Area Site Plan including the terms, covenants and provisions thereof

Recording Date: July 27, 2000
Recording No.: 200007270055

9. Amended Protected Critical Area Site Plan including the terms, covenants and provisions thereof

Recording Date: January 2, 2001
Recording No.: 200101020071

10. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable, and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
11. Assessments, if any, levied by Lake McMurray Estates Homeowners Association.
12. City, county or local improvement district assessments, if any.

STATUTORY WARRANTY DEED

(continued)

Dated: November 10, 2016

Wesley P. Miller III
Wesley P. Miller, III

Cecelia R. Miller
Cecelia R. Miller

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Wesley P. Miller, III
and Cecelia R. Miller
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: 11/14/16

Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Marble Hill, WA
My appointment expires: 10/1/2019

