

When recorded return to:
Cameron Schneider
3901 W 6th Street
Apacortes, WA 98221



201611280211

Skagit County Auditor

\$76.00

11/28/2016 Page

1 of

4 3:52PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

620029164

Escrow No.: 620029164

STATUTORY WARRANTY DEED

THE GRANTOR(S) Timothy F. Murphy, Jr. and Laura M. Murphy, 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 Cameron Schneider, a married man as his sole and separate property

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

Tract 28, STERLING PLACE, according to the plat thereof, recorded in Volume 16 of Plats, pages 13 and 14, records of Skagit County, Washington.

EXCEPT the West 5 feet thereof.

(Also known as Lot B of Survey recorded under Auditor's File No. 9603290001)

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P107115 / 4641-000-028-0007

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20165342

NOV 28 2016

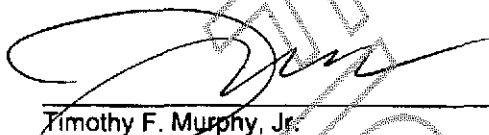
Amount Paid \$ 6519.80

Skagit Co. Treasurer

By *nam* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: November 22, 2016

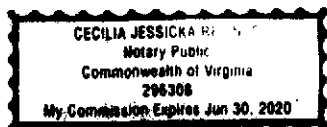
 11/25/2016
Timothy F. Murphy, Jr.

Laura M. Murphy

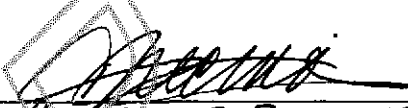
State of Virginia
County of Fairfax

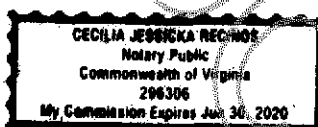
I certify that I know or have satisfactory evidence that
Timothy F. Murphy, Jr.
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 11/25/16



(ca)


Name: Cecilia J. Reinos
Notary Public in and for the State of Virginia
Residing at: Fairfax, Virginia
My appointment expires: 12-30-20



STATUTORY WARRANTY DEED
(continued)

Dated: November 22, 2016

Timothy F. Murphy, Jr.

Laura M. Murphy

Laura M. Murphy

State of Maryland
ST. Mary's County

I certify that I know or have satisfactory evidence that

Laura M. 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: NOV. 23, 2016

Damaris Baden
Name: _____
Notary Public in and for the State of MD
Residing at: ST. Mary's Co
My appointment expires: 11/30/19

STATE OF MARYLAND
Damaris Baden, Notary Public
St. Mary's County
Commission Expires January 30, 2019

TPL#RPI99907569
Expires 8/31/2017
44194 St. Andrews Circle
California, MD 20619

EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: May 26, 1994
Auditor's No(s): 9405260010, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
2. 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 STERLING PLACE:

Recording No: 9412010072
3. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;
Recorded: February 8, 1995
Auditor's No(s): 9502080048, records of Skagit County, Washington
4. Record of Survey

Recording Date: March 29, 1996
Recording No.: 9603290001
5. Assessments, if any, levied by City of Anacortes.
6. City, county or local improvement district assessments, if any.