

When recorded return to:  
Jennifer A. Murray and David M. Murray  
PO Box 3040  
Anacortes, WA 98221



201612070053

Skagit County Auditor

\$75.00

12/7/2016 Page

1 of

3 2:07PM

Recorded at the request of:  
Guardian Northwest Title  
File Number: A112759

### Statutory Warranty Deed

A112759  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Christine G. Cleland McGrath, who acquired title as Christine G. Cleland, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jennifer A. Murray and David M. Murray, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:


Section 8, Township 34 North, Range 2 East; Ptn. Gov't Lot 2 and SW NE aka Lot 1, PL04-0919

Tax Parcel Number(s): P124848, 340208-4-002-0500

Lot 1, Short Plat No. PL04-0919, approved July 21, 2006, recorded July 21, 2006 under Auditor's File No. 200607210102, records of Skagit County, Washington, being a portion of Government Lot 2 and the Southwest 1/4 of the Northeast 1/4, Section 8, Township 34 North, Range 2 East, W.M.

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 "A" attached hereto

Dated 12/02/2016

  
Christine G. Cleland McGrath

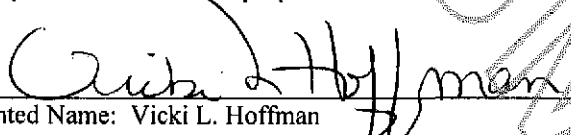
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20165523  
DEC 07 2016

Amount Paid \$1696.<sup>00</sup>  
Skagit Co. Treasurer  
By *ham* Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Christine G. Cleland McGrath, the persons who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 12-5-16

  
Printed Name: Vicki L. Hoffman  
Notary Public in and for the State of Washington  
Residing at Coupeville, WA  
My appointment expires: 10/08/2017



## EXHIBIT A

### EXCEPTIONS:

A. 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 No. 41 – 84  
Recorded: December 26, 1984  
Auditor's No.: 8412260009

B. 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: Record of Survey  
Recorded: May 11, 2005  
Auditor's No.: 200505110080  
Affects: Subject property and other property

C. 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 No. PL04-0919  
Recorded: July 21, 2006  
Auditor's No.: 200607210102

D. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: July 21, 2006  
Auditor's No.: 200607210103

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County  
Recorded: July 21, 2006  
Auditor's No.: 200607210104  
Purpose: Protected Critical Area Easement  
Area Affected: Subject property and other property

F. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., a Washington Corporation  
Dated: May 18, 2012  
Recorded: August 7, 2012  
Auditor's No.: 201208070090  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

Said instrument is a re-recording of instrument recorded under Auditor's File No. 201206060056.

Order No:

G. TITLE NOTIFICATION THAT THE SUBJECT PROPERTY IS ADJACENT TO  
PROPERTY DESIGNATED NATURAL RESOURCE LANDS BY Skagit COUNTY.

Executed By:	Morgan-Tuner Properties, L.P.
Recorded:	August 17, 2015
Auditor's No:	201508170076

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