

When recorded return to:  
Kristopher P Kelly and Rachelle J Kelly  
18776 W Big Lake Blvd  
Mount Vernon, WA 98274



201702070102 \$77.00  
Skagit County Auditor 1 of 5 3:38PM  
2/7/2017 Page

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620028633

CHICAGO TITLE  
620028633

### STATUTORY WARRANTY DEED

THE GRANTOR(S) David 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 Kristopher P Kelly and Rachelle J Kelly, husband and wife

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

Lot 1, Skagit County Short Plat No. PL14-0089, recorded June 26, 2014 under Auditor's File No.  
201406260049, records of Skagit County, Washington.

Situate in Skagit County, Washington.

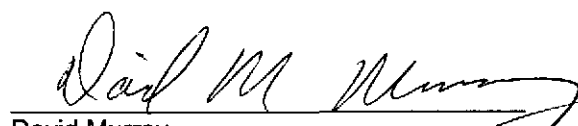
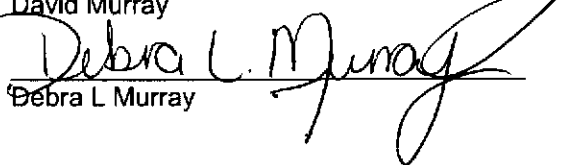
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P50165 / 360428-1-003-0007, P49768 / 360421-4-007-0004, P131378 /  
360428-1-003-1007,


Subject to:

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

Dated: February 2, 2017

  
David Murray  
  
Debra L Murray

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2017504  
FEB 07 2017

Amount Paid \$ 3029.22  
Skagit Co. Treasurer  
By  Deputy

STATUTORY WARRANTY DEED

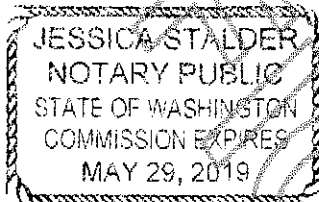
(continued)

State of Washington  
County Skagit of Skagit

I certify that I know or have satisfactory evidence that

David Murray and Debra Murray  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: 2-7-17



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

**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  
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

## EXHIBIT "A"

### Exceptions (continued)

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 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

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 16, 2016

Recording No.: 201609160091

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. The Land has been classified as Designated Forest Land and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:

Recording Date: August 23, 1974

Recording No.: 805310

Continuance:

Recording Date: December 8, 2005

Recording No.: 200512080001

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

## **EXHIBIT "A"**

### **Exceptions (continued)**

17. City, county or local improvement district assessments, if any.
18. Assessments, if any, levied by Buzzie Lane Homeowner's Association.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.