



201707140017

Skagit County Auditor \$78.00
7/14/2017 Page 1 of 6 9:22AM

When recorded return to:
William B. Murphy
2222 106th Street Southwest
Everett, WA 98204

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031523

CHICAGO TITLE 620031523

STATUTORY WARRANTY DEED

THE GRANTOR(S) Franklin Investment Co., LP, a Washington limited partnership, dated May 28, 1997 and Franklin Revocable Management Trust, dated May 28, 1997

for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration in hand paid, conveys, and warrants to William B. Murphy, an unmarried man

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

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

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

PTN NW, 35-36-08 Tax/Map ID(s):

Tax Parcel Number(s): P51689 / 360835-2-001-0004,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20173208
JUL 14 2017

Amount Paid \$ 2319.⁰⁰
Skagit Co. Treasurer
By *Mmm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 8, 2017

Franklin Investment Co LP

BY: *Douglas T. Franklin*, GENERAL PARTNER
Douglas T. Franklin
General Partners

BY: *Carol J. Franklin*, General Partner
Carol J. Franklin
General Partners

Franklin Revocable Management Trust

BY: *Douglas T. Franklin*, TRUSTEE
Douglas T. Franklin
Trustee


BY: *Carol J. Franklin*, Trustee
Carol J. Franklin
Trustee

STATUTORY WARRANTY DEED
(continued)

State of Oregon
County of Multnomah

I certify that I know or have satisfactory evidence that Douglas T. Franklin and Carol J. Franklin, General Partners,
and Douglas T. Franklin and Carol J. Franklin, Trustees
is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustees and General Partners of Franklin Revocable Management Trust and Franklin Investment Co., LP to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument

Dated: 7/10/19


Name: Peter Douglas Rodocker
Notary Public in and for the State of Oregon
Residing at: 1724 SE Reynolds St Portland, OR 97202
My appointment expires: 7/7/19

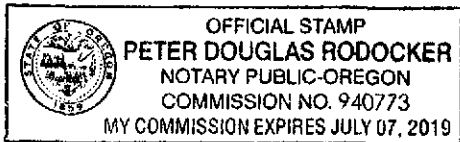


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P51689 / 360835-2-001-0004

The Southwest Quarter of the Northwest Quarter of Section 35; and the East Half of the Northwest Quarter of Section 35;

EXCEPT that portion lying Easterly of the Westerly line of a tract conveyed to Puget Sound Power & Light Company by Deed recorded March 22, 1926, in Volume 139 of Deeds, page 245, under Auditor's File NO. 192590;

All in Township 36 North, Range 8 East, W.M.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Rights for dam, flowage and reservoir purposes granted to J.C. Eden by Deed

Recording Date: November 21, 1914
Recording No.: 105142

2. Reservation contained in deed

Recording Date: August 22, 1918
Recording No.: 127184

As Follows:

"Reserving the right to construct, maintain and operate logging or other roads:

3. Reservations contained in deed

Recording Date: August 22, 1918
Recording No.: 127186

As Follows:

"Reserving the right to construct, maintain and operate logging or other roads"

4. Access easements including the terms, covenants and provisions thereof

Recorded: April 9, 1973
Recording No.: 476790 and 783177

5. 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.

6. The Land has been classified as Classified Forest Lands 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 disclosed per Skagit County tax rolls:

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.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.

EXHIBIT "B"
Exceptions
(continued)

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