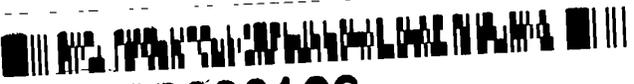


When recorded return to:
William K. Murphy and Danelle Murphy
17630 Tiffany Way
Mount Vernon, WA 98274


201806290126
06/29/2018 01:52 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620033941

Escrow No.: 620033941

STATUTORY WARRANTY DEED

THE GRANTOR(S) Duane Stewart, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to William K. Murphy and Danelle Murphy, a married couple

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

Lot 4, PLAT OF LITTLE MOUNTAIN ESTATES, DIVISION NO. 1, according to the plat thereof recorded in Volume 14 of Plats, page 86, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P83694/4516-000-004-0005

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

201806290126
JUN 29 2018

Amount Paid \$10,000.00
Skagit Co. Treasurer
By *WKA* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 22, 2018

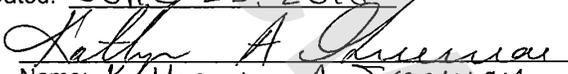


Duane Stewart

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Duane Stewart is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 25, 2018



Name: Kathryn A. Freeman

Notary Public in and for the State of WA

Residing at: Snohomish CO

My appointment expires: 9-01-2018

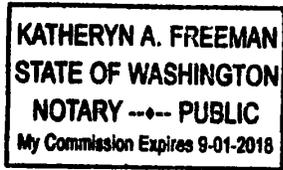


EXHIBIT "A"
Exceptions

1. 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 Little Mountain Estates, Division No. 1:

Recording No: 8909070007

2. Covenants, conditions, restrictions and easements 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 7, 1989
Recording No.: 8909070008

3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 16, 1949
Auditor's No(s): 432573, records of Skagit County, Washington
For: To take water from well and maintain a water pipe line from said well, together with rights of ingress and egress

The legal description contained in said easement is not sufficient to determine its exact location within said premises.

4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: January 23, 1963
Auditor's No(s): 631225, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

The legal description contained in said easement is not sufficient to determine its exact location within said premises.

5. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: August 17, 1989
Auditor's No(s): 8908170075, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

EXHIBIT "A"

Exceptions
(continued)

- Affects: Exterior 10 feet adjacent to streets and a 2.5 strip of land adjacent to the interior lot lines
6. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: January 23, 1963
Auditor's No(s): 631226, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
 7. Covenant and restrictions contained in Agreement for an alternative sewage system;
Recorded: March 8, 1990
Auditor's No.: 9003080025, records of Skagit County, Washington
 8. City, county or local improvement district assessments, if any.