

When recorded return to:
Peter Matthew Murphy.
2115 32nd Street
Anacortes, WA 98221



201809190038

09/19/2018 01:19 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

Escrow No.: 620035749

CHICAGO TITLE

620035749

STATUTORY WARRANTY DEED

THE GRANTOR(S) Thomas P. Brooks and Alice E. Brooks, trustees of the Brooks Revocable Living Trust, dated October 6, 2006

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Peter Matthew Murphy, an unmarried person

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.)

Lot(s): PTN LOT 6 Block: 13 KELLOGG & FORDS ADD TO ANACORTES AND PTN NE NW,
25-35-01

Tax Parcel Number(s): P32202 / 350125-2-004-0225, P57763 / 3800-013-006-0102

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20184154
SEP 19 2018

Amount Paid \$ 479330
Skagit Co. Treasurer
By *MA* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: September 10, 2018

Brooks Revocable Living Trust, dated October 6, 2006

BY: Thomas Brooks
Thomas Brooks
Trustee

By: Alice E. Brooks
Alice E. Brooks
Trustee

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Thomas Brooks Alice E. Brooks
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 Trustee of The Brooks Revocable Living Trust dated October 6, 2006 to be the
free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: September 13, 2018

LOUREA L. GARKA
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 10-27-2018

Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 10/27/2018

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P32202 / 350125-2-004-0225 and P57763 / 3800-013-006-0102

The East 18 feet of Lot 6, Block 13, KELLOGG & FORD'S ADDITION TO ANACORTES, according to the plat thereof, recorded in Volume 1 of Plats, page 41, records of Skagit County, Washington.

ALSO, the North 163.46 feet, as measured along the West line of the following described tract:

The West 60 feet of that part of the Southwest Quarter of the Northeast Quarter of the Northwest Quarter of Section 25, Township 35 North, Range 1 East, W.M., lying South of 32nd Street,

EXCEPT the following described tract:

Beginning at the Northeast corner of Lot 15, Block 13, of said KELLOGG & FORD'S ADDITION TO ANACORTES, according to the plat thereof, recorded in Volume 1 of Plats, page 41, records of Skagit County, Washington;

Thence South 2°14'37" West along the East line of said Addition for 32.86 feet;

Thence South 87°48'29" East for 23.32 feet;

Thence North 33°08'01" West for 40.27 feet to the point of beginning.

EXCEPT that portion conveyed to the City of Anacortes in deed recorded July 7, 1989, under Auditor's File No. 8907070083.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Anacortes, a municipal corporation
Purpose: Water and sewer lines
Recording No.: 737329
2. Assessments, if any, levied by City of Anacortes.
3. City, county or local improvement district assessments, if any.