



201909180032

09/18/2019 11:27 AM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

When recorded return to:

Jesse Truitt Murphy and Brandy Powell Murphy
PO Box 159
Burlington, WA 98233

STATUTORY WARRANTY DEED 19-2755
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Michael R. Shipley, as his separate estate and as surviving spouse of Shannon Shipley, and Sharon Anne Shipley as to any and all interest, 29614 Lyman Hamilton Highway, Sedro-Woolley, WA 98284,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Jesse Truitt Murphy and Brandy Powell Murphy, husband and wife

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

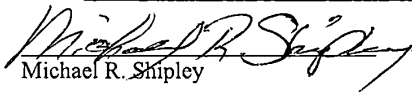
FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1: Sec 13, Twn 35 N, Rng 5 E; Ptn W 1/2 NE (aka Lot 3, SP No 99-78)

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 "B" attached hereto

Tax Parcel Number(s): P112716 & 350513-0-015-0200

Dated: 9-17-19


Michael R. Shipley


Sharon Anne Shipley

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019-4048
SEP 18 2019

Amount Paid \$ 4,455.⁰⁰
Skagit Co. Treasurer
By *nam* Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 19-2755-KH

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Michael R. Shipley and Sharon Anne Shipley is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 17 day of ~~August~~, 2019 Sept, 2019

Eleanor Romero
Signature

Notary
Title

My appointment expires: 6/23/2021

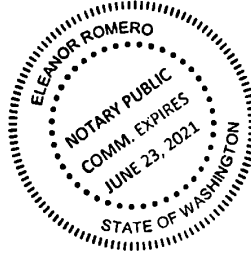


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 29614 Lyman Hamilton Highway, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P112716 & 350513-0-015-0200

Property Description:

Lot 3, Short Plat No. 99-78, approved June 17, 1981, recorded July 9, 1981, in Book 5 of Short Plats, page 95, under Auditor's File No. 8107090010 and being a portion of the West 1/2 of the Northeast 1/4 of Section 13, Township 35 North, Range 5 East, W.M., TOGETHER WITH an easement for road and utilities over and across Minkler Lane and Lakeview Lane as shown on the face of said Short Plat.

Statutory Warranty Deed
LPB 10-05

Order No.: 19-2755-KH

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EXHIBIT B

19-2755-KH

1. RESERVATION CONTAINED IN DEED:

Executed by: W.M. Lindsey and Emma Lindsey, husband and wife

Recorded: April 10, 1900

Auditor's No.: 33127

As Follows:

"All coal and other minerals being expressly reserved and excepted from this conveyance." Said mineral rights now vested of record in Skagit County, under tax deed issued November 13, 1920 and filed for record December 30, 1920, under Auditor's file No. 146798."

2. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Short Plat No. 99-78 recorded July 9, 1981 as Auditor's File No. 8107090010.

3. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of Minkler Lake.

4. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

5. Terms, provisions and reservations under the Submerged Land Act (43 U.S.C.A. 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.

6. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of Childs Creek and/or Minkler Lake, or its banks, or which may result from such change in the future.