

When recorded return to:
Randall L. Turner and Pauline R. Turner
P.O. Box 527
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1378
Apr 20 2020

Amount Paid \$5605.00
Skagit County Treasurer
By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620042144

Escrow No.: 620042144

STATUTORY WARRANTY DEED

THE GRANTOR(S) Marjorie J. Wass, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Randall L. Turner and Pauline R. Turner, husband and wife

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

LOTS 23 AND 24, BLOCK 17, "TOWN OF MCMURRAY, SKAGIT COUNTY, WASHINGTON", AS
PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 107, RECORDS OF SKAGIT
COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P75132 / 4145-017-024-0004

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: April 14, 2020

Marjorie J. Wass by Gayle M. McCarthy
Marjorie J. Wass by Gayle M. McCarthy,
as attorney in fact *as attorney in fact*

State of Arizona

County of Yavapai

I certify that I know or have satisfactory evidence that Gale M. McCarthy is 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 Power of Attorney of Marjorie J. Wass to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 15 Apr 2020

[Signature]
Name: Patrick Janisch
Notary Public in and for the State of Arizona
Residing at: Prescott Valley
My appointment expires: 13 Jun 2020



EXHIBIT "A"
Exceptions

1. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: August 19, 2016
Recording No.: 201608190111
Matters shown: Fence

2. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. Note: Manufactured Home Title Elimination Application recorded under Recording No. 201511130102 recites that a manufactured (mobile) home is, or is being affixed to the Land.
5. City, county or local improvement district assessments, if any.
6. Assessments, if any, levied by McMurray Owner Association.