

When recorded return to:
Jared Murphy and Shelly Murphy
5805 Willow Springs Way
Ferndale, WA 98248

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1964

May 04 2021

Amount Paid \$5613.57
Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620047082

CHICAGO TITLE
620047082

STATUTORY WARRANTY DEED

THE GRANTOR(S) Blake B. Olin and Carissa K. Olin, also appearing of record as Blake Brockwell Olin and Carissa Kay Olin, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Jared Murphy and Shelly Murphy, a married couple and Abigail Murphy, unmarried and Zachary Drake, unmarried

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

LOT 1, BLOCK 105, PLAT OF THE TOWN OF SEDRO, ACCORDING TO THE PLAT THEREOF,
RECORDED IN VOLUME 1 OF PLATS, PAGE 18, 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): P76216 / 4152-105-001-0004

Subject to:

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

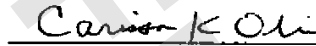
STATUTORY WARRANTY DEED

(continued)

Dated: April 30, 2021



Blake B. Olin

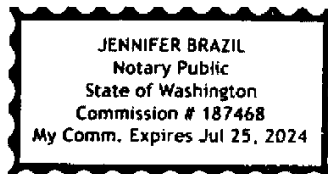


Carissa K. Olin

State of WashingtonCounty of Skagit

I certify that I know or have satisfactory evidence that

Blake B. Olin and Carissa K. Olin
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: May 3, 2021


Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2024

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 the Plat of the Town of Sedro:

Recording No: Volume 1, Page 18

2. Certificate for Ordinance and the terms and conditions thereof:

Recording Date: February 23, 1995

Recording No.: 9502230028

3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

4. 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."

5. Assessments, if any, levied by Sedro Woolley.
6. City, county or local improvement district assessments, if any.