

When recorded return to:

Jason Smolsnik and Rebecca Stewart Smolsnik
6227 Spradley Road
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2247

May 20 2021

Amount Paid \$9073.00

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.: 620047458

CHICAGO TITLE
620047458

STATUTORY WARRANTY DEED

THE GRANTOR(S) Shelby Borden, Successor Trustee of The Murphy Revocable Living Trust, dated November 30, 1995

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Jason Smolsnik and Rebecca Stewart Smolsnik, husband and wife

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.)

PTN GOVT LT. 2, 31-35-2

Tax Parcel Number(s): P33293 / 350231-0-030-0004

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: May 17, 2021

The Murphy Revocable Living Trust, dated November 30, 1995

BY Shelby Borden
Shelby Borden
Successor Trustee

State of Washington
County of Spokane

I certify that I know or have satisfactory evidence that Shelby Borden

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 Murphy Revocable Living Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 5/19/21

Gina M Cozza
Name: Gina M Cozza
Notary Public in and for the State of WA
Residing at: Spokane
My appointment expires: 3-1-23

Notary Public
State of Washington
GINA M COZZA
License #26019
My Commission Expires
March 1, 2023

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P33293 / 350231-0-030-0004

THAT PORTION OF GOVERNMENT LOT 2, SECTION 31, TOWNSHIP 35 NORTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, LYING WITHIN THE FOLLOWING DESCRIPTION:

BEGINNING AT A POINT 660 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 2;

THENCE NORTH 300 FEET;

THENCE WEST 145 FEET;

THENCE SOUTH 300 FEET;

THENCE EAST 145 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

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

Granted to:	Puget Sound Power & Light Co., a corporation
Purpose:	Transmission line
Recording Date:	May 4, 1925
Recording No.:	183364
Affects:	Said Premises

2. City, county or local improvement district assessments, if any.

Authentign ID: D57FA267-D66F-4011-8E51-99A9A4B3A5DF

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated April 19, 2021
between Jason A Smolsnik Rebecca Stewart Smolsnik ("Buyer")
Buyer Buyer
and Estate of Avis Murphy ("Seller")
Seller Seller
concerning 6227 Spradley Road Anacortes 98221 (the "Property")
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authenticate
Jason A Smolsnik 04/19/2021
Buyer 5:32:06 PM PDT Date

Authenticate
Shelby Borden 04/20/2021
Seller 1:25:50 PM PDT Date

Authenticate
Rebecca Stewart Smolsnik 04/19/2021
Buyer 5:19:02 PM PDT Date

Seller Date