

When recorded return to:

John Michael O'Keefe and Christine Carol O'Keefe
309 West State Street
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

CHICAGO TITLE COMPANY
620049812

Escrow No.: 245446629

STATUTORY WARRANTY DEED

THE GRANTOR(S) James Michael Murrell and Linda Murrell, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to John Michael O'Keefe and Christine Carol O'Keefe, a married couple

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

For APN/Parcel ID(s): P77350 / 4175-000-013-0014

LOT 13, "TROWBRIDGE ADDITION TO THE TOWN OF SEDRO-WOOLEY" ,AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 33. RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THE NORTH 5 FEET THEREOF.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P77350 / 4175-000-013-0014

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-5418
Nov 29 2021
Amount Paid \$8005.00
Skagit County Treasurer
By Lena Thompson Deputy

Subject to:

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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

STATUTORY WARRANTY DEED

(continued)

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 Trowbridge Addition to the Town of Sedro-Woolley:
Recording No: 40553

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.

STATUTORY WARRANTY DEED
(continued)

Dated: November 10, 2021

James Michael Murrell
James Michael Murrell

Linda Murrell
Linda Murrell

State of WASHINGTON
County of ~~SKAGIT~~ ^{SN} WHATCOM

I certify that I know or have satisfactory evidence that James Michael Murrell and Linda Murrell are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: NOVEMBER 29, 2021

Steve Malpezzi
Name: STEVE MALPEZZI
Notary Public in and for the State of WA
Residing at: FERNDALE
My appointment expires: 1/22/25

