

**When recorded return to:**  
Daniel Walsh and Whitney Walsh  
24430 McMurray Ridge Lane  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20222977

Jul 20 2022

Amount Paid \$20821.00

Skagit County Treasurer

By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620051735

**CHICAGO TITLE**

620051735

**P108071**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Vincent F. Linnell and Linda L. Linnell, 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 Daniel Walsh and Whitney Walsh, a married couple

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

LOT 13, PLAT OF LAKE MCMURRAY ESTATES, ACCORDING TO THE PLAT THEREOF  
RECORDED IN VOLUME 16 OF PLATS, PAGE(S) 55 THROUGH 59, RECORDS OF SKAGIT  
COUNTY, WASHINGTON;

EXCEPT THAT PORTION OF LOT 13 OF THE PLAT OF LAKE MCMURRAY ESTATES AS  
RECORDED IN VOLUME 16 OF PLATS, PAGE(S) 55 THROUGH 59, RECORDS OF SKAGIT  
COUNTY, WASHINGTON, DESCRIBED FOLLOWS.

COMMENCING AT THE SOUTHEAST CORNER OF LOT 16 OF SAID PLAT OF LAKE  
MCMURRAY ESTATES;

THENCE NORTH 16°41'50" EAST ALONG A LINE COMMON TO LOTS 13 AND 16 OF SAID  
PLAT FOR A DISTANCE OF 142.92 FEET TO AN EXISTING ANGLE POINT COMMON TO SAID  
LOTS 13 AND 16, THE TRUE POINT OF BEGINNING;

THENCE CONTINUE NORTH 16°41'50" EAST FOR A DISTANCE OF 90.08 FEET;

THENCE NORTH 14°56'01" WEST FOR A DISTANCE OF 332.56 FEET TO THE NORTHWEST  
CORNER OF LOT 13;

# STATUTORY WARRANTY DEED

(continued)

THENCE SOUTH 08°20'56" EAST ALONG A LINE COMMON TO LOTS 13 AND 16 OF SAID PLAT FOR A DISTANCE OF 411.97 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

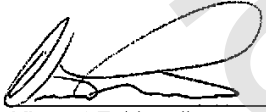
Abbreviated Legal: (Required if full legal not inserted above.)

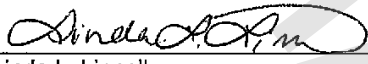
Tax Parcel Number(s): P108071 /-4655-000-013-0000

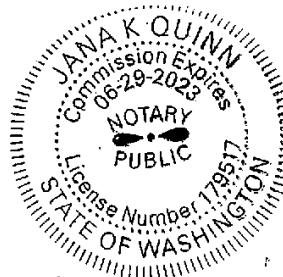
Subject to:

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

Dated: July 11, 2022


  
\_\_\_\_\_  
Vincent F. Linnell

  
\_\_\_\_\_  
Linda L. Linnell



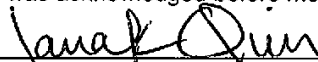
State of Washington  
County of Skagit

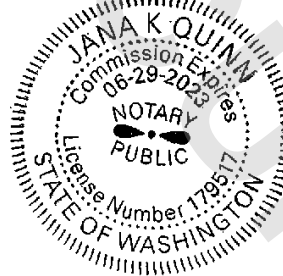
This record was acknowledged before me on 07/13/2022 by Vincent F. Linnell

  
\_\_\_\_\_  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 06/29/2023

State of Washington  
County of Skagit

This record was acknowledged before me on 07/13/2022 by Linda L. Linnell.

  
\_\_\_\_\_  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 06/29/2023



## EXHIBIT "A"

### Exceptions

1. Easement, including the terms, covenants and provisions thereof, granted by instrument(s);

Recorded: December 19, 1932  
 Auditor's No.: 254015  
 In favor of: Puget Sound Power & Light Company  
 For: Electric transmission and/or distribution line, together with necessary appurtenances

Note: Exact location and extent of easement is undisclosed of record.

2. Easement, including the terms, covenants and provisions thereof, reserved by instrument(s);

Recorded: June 27, 1947  
 Auditor's No.: 406071  
 For: Ingress and egress

Note: Exact location and extent of easement is undisclosed of record.

3. Easement, including the terms, covenants and provisions thereof, granted by instrument(s);

Recorded: October 26, 1992  
 Auditor's No.: 9210260015  
 In favor of: Puget Sound Power & Light Company  
 For: Electric transmission and/or distribution line, together with necessary appurtenances

Note: Exact location and extent of easement is undisclosed of record.

4. Exceptions and reservations as contained in Deed

From: Burlington Northern Railroad Company, a Delaware Corporation  
 Recorded: October 18, 1990  
 Auditor's No.: 9010180030  
 As Follows: All of the coal, oil, gas, casinghead gas and all ores and minerals of every kind and nature, underlying the surface of the premises herein conveyed, together with the full right, privilege and license at any and all times to explore, or drill for and to protect, conserve, mine, take, remove and market any and all such products in any manner which will not damage structures on the surface of the premises herein conveyed, together with the right of access at all times to exercise said rights.

5. Exceptions and reservations as contained in Deed

From: Burlington Northern Railroad Company, a Delaware Corporation  
 Recorded: March 5, 1993  
 Auditor's No.: 9303050095  
 As Follows: All of the coal, oil, gas, casinghead gas and all ores and minerals of every

**EXHIBIT "A"****Exceptions  
(continued)**

kind and nature, underlying the surface of the premises herein conveyed, together with the full right, privilege and license at any and all times to explore, or drill for and to protect, conserve, mine, take, remove and market any and all such products in any manner which will not damage structures on the surface of the premises herein conveyed, together with the right of access at all times to exercise said rights.

6. Terms and conditions of Skagit County Final Plat Approval No. FPT 91-007.ORD;

Recorded: May 31, 1995  
Auditor's No.: 9505310031

7. 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 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 Plat of Lake McMurray Estates:

Recording No: 9506260121

8. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: September 19, 1994  
Recording No.: 9409190112

9. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Lake McMurray Estates Homeowner's Association  
Recording Date: September 19, 1994  
Recording No.: 9409190112

10. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Clyde E. Shoemaker and Claudia Shoemaker, husband and wife  
Purpose: Waterwell, pump, pump house, electric power, valves and water line, and the installation, repair and maintenance thereof, over, under, and across the strip of land  
Recording Date: February 4, 1997

**EXHIBIT "A"**

Exceptions  
(continued)

Recording No.: 9702040003  
Affects: Portion of said premises and other property

11. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Donald G. Rasmussen and Jacque D. Rasmussen, husband and wife

Purpose: Waterwell, pump, pump house, electric power, valves and water line, and the installation, repair and maintenance thereof, over, under, and across the strip of land

Recording Date: August 8, 1996

Recording No.: 9608080002

Affects: Portion of said premises and other property

12. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: October 7, 1997

Recording No.: 9710070051

13. Waiver and Covenant not to sue Skagit County and Adjacent to Natural Resource Land Property Owners, and the terms and conditions thereof:

Recording Date: March 29, 2001

Recording No.: 200103290037

14. Title Notification, and the terms and conditions thereof:

Recording Date: March 29, 2001

Recording No.: 200103290038

15. Low Flow Mitigation Summary, and the terms and conditions thereof:

Recording Date: March 29, 2001

Recording No.: 200103290039

16. Easement and Agreement and the terms and conditions thereof:

Purpose: Waterline

Recording Date: September 24, 2003

Recording No.: 200309240067

**EXHIBIT "A"****Exceptions  
(continued)**

17. Easement and Agreement and the terms and conditions thereof:

Purpose: Waterline and power line  
Recording Date: September 29, 2003  
Recording No.: 200309290228

18. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

19. 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."

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

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

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

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated June 19, 2022  
between Daniel Walsh Whitney Walsh ("Buyer")  
Buyer Buyer  
and Vincent F Linnell Linda L Linnell ("Seller")  
Seller Seller  
concerning 24430 McMurray Ridge Ln Mount Vernon WA 98274 (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.

Authenticator  
Daniel Walsh 06/19/22  
Buyer Date  
Authenticator  
Whitney Walsh 06/19/22  
Buyer Date

VFL 5-20-22  
Seller Date  
JLL 5/18/22  
Seller Date