

**When recorded return to:**

Amanda Karen Wolf and Aaron Nathaniel Murphy  
310 Shannon Avenue  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20237782

Aug 23 2023

Amount Paid \$10256.20  
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

**CHICAGO TITLE**  
620054399

Escrow No.: 620054399

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Beau T. Montgomery and Monica A. Montgomery, a married couple  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Amanda Karen Wolf and Aaron Nathaniel Murphy, a married  
couple

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.)

LT 53, "PLAT OF JONES ESTATES"

Tax Parcel Number(s): P134857 / 6066-000-053-0000

Subject to:

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

## STATUTORY WARRANTY DEED

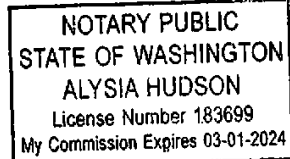
(continued)

Dated: 8/21/2023

Beau T. Montgomery  
Beau T. Montgomery  
Monica A. Montgomery  
Monica A. Montgomery

State of WashingtonCounty of SkagitThis record was acknowledged before me on 08/21/2023 by Beau T. Montgomery and Monica A. Montgomery.

Alysia Hudson  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 03/01/2024



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P134857 / 6066-000-053-0000**

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LOT 53, "PLAT OF JONES ESTATES", ACCORDING TO THE PLAT THEREOF RECORDED JULY 16, 2019, UNDER AUDITOR'S FILE NO. 201907160029, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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:	Cascade Natural Gas Corporation
Purpose:	Pipeline or pipelines for the transportation of gas and the products thereof
Recording Date:	May 13, 1957
Recording No.:	551204
Affects:	Portion of said premises
  
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  

Granted to:	Public Utility District No. 1 of Skagit County, Washington
Purpose:	Pipe or pipes, line or lines for the transportation of water and if necessary the removal of said lines, with the right of ingress and egress.
Recording Date:	December 2, 1971
Recording No.:	761396
Affects:	As described and depicted on said plat
  
3. 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 Short Plat No. 80-78:  
  
Recording No: 890505
  
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  

Granted to:	Puget Sound Energy, Inc.
Purpose:	Transmission, distribution and sale of electricity and appurtenances
Recording Date:	July 24, 2017
Recording No.:	201707240177
Affects:	Right of way 10 feet in width with 5 feet on each side of a centerline as constructed, or to be constructed, extended or relocated

  
The description contained therein is not sufficient to determine its exact location.
  
5. Permanent Stormwater Control Facilities Operation and Maintenance (O&M) Manual and the terms and conditions thereof:  
  
Recording Date: May 7, 2019  
Recording No.: 201905070079

**EXHIBIT "B"**

Exceptions  
(continued)

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 21, 2020  
Recording No.: 202001210072

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 17, 2020  
Recording No.: 202009170076

6. Joint Use Easement and the terms and conditions thereof:

Recording Date: October 14, 2020  
Recording No.: 202010140111

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. Assessments, if any, levied by Sedro Woolley.
9. 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**

The following is part of the Purchase and Sale Agreement dated July 15, 2023

between Amanda K Wolf Buyer Aaron N Murphy Buyer ("Buyer")  
and Beau T Montgomery Seller Monica A Montgomery Seller ("Seller")  
concerning 310 Shannon Avenue Sedro Woolley WA 98284 (the "Property")  
Address City State Zip

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.

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.

Authentisicor	
<i>Ananda K Wolf</i>	07/15/2023
Buyer	Date
Authentisicor	
<i>Aaron N Murphy</i>	07/15/2023
Buyer	Date

Authentisicor <i>Beau T Montgomery</i>	07/15/23
Seller	Date
Authentisicor <i>Monica H Montgomery</i>	07/15/23
Seller	Date