

When recorded return to:
Kevin Murphy
9898 Samish Island Road
Bow, WA 98232

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20241434

Jul 19 2024

Amount Paid \$20242.00
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

CHICAGO TITLE CO.

U20056489

Escrow No.: 620056489

STATUTORY WARRANTY DEED

THE GRANTOR(S) Donald A. Brunk and Rebecca H. Brunk, 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 Kevin Murphy, an unmarried person

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 28, HOPLEY'S SAMISH ISLAND TRACTS

Tax Parcel Number(s): P66142 / 3928-000-028-0001

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

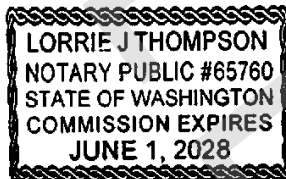
Dated: 7/1/2024Donald A. Brunk
Donald A. BrunkRebecca H. Brunk
Rebecca H. BrunkState of WASHINGTONCounty of SKAGITThis record was acknowledged before me on 7-1-2024 by Donald A. Brunk and Rebecca H. Brunk.Lorrie J. Thompson
(Signature of notary public)Notary Public in and for the State of WashingtonMy commission expires: 6-1-2028

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P66142 / 3928-000-028-0001

LOT 28, HOPLEY'S SAMISH ISLAND TRACTS, ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 5 OF PLATS, PAGE 44, 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 set forth in a document:

In favor of:	Puget Sound Power & Light Company
Purpose:	Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date:	April 16, 1931
Recording No.:	242595
Affects:	Portion of said premises

2. 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 the Plat of Hopley's Samish Island Tracts:

Recording No: 393543

3. 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:	May 22, 1984
Recording No.:	8405220021

4. Aerobic Treatment Unit Service Agreement and the terms and conditions thereof:

Recording Date:	February 2, 2004
Recording No.:	200402020065

5. 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 Survey:

Recording No: 201608180004

6. As to any portion of said land now, formerly or in the future covered by water: Questions or

EXHIBIT "B"Exceptions
(continued)

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.

7. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.
8. 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 6/3/2024
between Kevin Murphy ("Buyer")
Buyer
and Rebecca H Brunk ("Seller")
Seller Donald A Brunk ("Seller")
Seller
concerning 9898 Samish Island Road Bow WA 98232 (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.

Authentication
Kevin Murphy 06/04/2024
Buyer Date

Authentication
Rebecca Brunk 06/03/2024
Seller Date
Authentication
Donald A Brunk 06/03/2024
Seller Date