

**When recorded return to:**  
Jesse Small and Brittany Benckendorf  
846 Katelyn Court  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20260044  
Jan 07 2026  
Amount Paid \$10434.20  
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

Escrow No.: 620059376

**CHICAGO TITLE**  
620059376

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Frank L. McMurtry and Ann Marie McMurtry, 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 Jesse Small and Brittany Benckendorf, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT 4, PLAT OF MAIBEN GLEN DIVISIONS 1 AND 2, RECORDED UNDER AUDITOR'S FILE  
NO. 201711130061, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P133967 / 6047-000-004-0000

Subject to:

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

STATUTORY WARRANTY DEED  
(continued)

Dated: 1-2-26

Frank L. McMurtry

Frank L. McMurtry

Ann Marie McMurtry By Frank L. McMurtry as Attorney in Fact

Ann Marie McMurtry by Frank Lynn McMurtry as attorney in fact

State of WA  
County of Cowlitz

This record was acknowledged before me on Jan 2, 2026 by Frank Lynn McMurtry

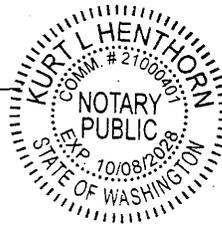
as attorney in fact for Ann Marie McMurtry

[Signature]

(Signature of notary public)

Notary Public in and for the State of WA

My commission expires: 10/8/2028



State of WA  
County of Cowlitz

This record was acknowledged before me on Jan 2, 2026 by Frank L. McMurtry.

[Signature]

(Signature of notary public)

Notary Public in and for the State of WA

My appointment expires: 10/8/2028



**EXHIBIT "A"**  
Exceptions

1. Terms and conditions of City of Burlington Ordinance No. 1079  
Recording Date: February 7, 1986  
Recording No.: 8602070030
2. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,  
Recording Date: December 1, 2004  
Recording No.: 200412010051  
Matters shown: Mislocation of markers along the Westerly line
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: June 4, 2013  
Recording No.: 201306040050
4. 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: Helgeson 32 Long Plat Association  
Recording Date: June 4, 2013  
Recording No.: 201306040050
5. Terms and conditions of Quit Claim Deed Boundary Line Adjustment  
Recording Date: May 1, 2015  
Recording No.: 201505010100
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Puget Sound Energy, Inc., a Washington corporation  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: September 30, 2016  
Recording No.: 201609300214  
Affects: Portion of said premises
7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions,

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

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 MAIBEN GLEN DIVISIONS 1 AND 2:

Recording No: 201711130061

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: February 8, 2018  
Recording No.: 201802080042

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: Brighton Homeowner Association  
Recording Date: February 8, 2018  
Recording No.: 201802080042

10. Development Agreement including the terms, covenants and provisions thereof

Recording Date: April 24, 2018  
Recording No.: 201804240031

11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
12. Assessments, if any, levied by Burlington.
13. City, county or local improvement district assessments, if any.

