

**When recorded return to:**  
Lorlei Medina  
P.O. Box 323  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20262366  
Jul 24 2026  
Amount Paid \$9775.60  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:

425 Commercial St.  
Mount Vernon, WA 98273

CHICAGO TITLE  
620062548

Escrow No.: 0314876-OC

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Diane Murphy, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration as part of an IRS 1031 Tax Deferred Exchange,, conveys and warrants to Lorlei Medina, a married woman as her separate estate

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

LOT 37, PLAT OF BLACKBURN RIDGE PHASE 2, ACCORDING TO THE PLAT THEREOF,  
RECORDED ON  
OCTOBER 31, 2000, UNDER AUDITOR'S FILE NO. 200010310122, 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): P117392

Subject to:

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

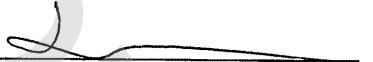
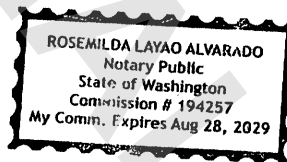
**STATUTORY WARRANTY DEED**  
(continued)Dated: 7/23/26  
Diane MurphyState of WashingtonCounty of SkagitThis record was acknowledged before me on 07/23/2026 by Diane Murphy.  
(Signature of notary public)  
Notary Public in and for the State of WA  
My appointment expires: 08/28/2029

**EXHIBIT "A"****Exceptions**

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully incorporated herein.

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 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 Blackburn Ridge Phase 2:  
Recording No: 200010310122
2. 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: October 12, 2000  
Recording No.: 200010120092
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 the lat of Blackburn Ridge Condominium:  
Recording No: 200301280104
4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. 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

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

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."

6. Assessments, if any, levied by Mt Vernon.
7. City, county or local improvement district assessments, if any.