

When recorded return to:

Mr. and Mrs. Gordon W. Martinez
15377 Beaver Marsh Road
Mount Vernon, WA 98273



200606300199
Skagit County Auditor

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Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 121793-SE

Grantor: Donald G. Schmitt
Grantee: Gordon W. Martinez and Sandra E. Martinez

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTOR DONALD G. SCHMITT, as his separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GORDON W. MARTINEZ and SANDRA E. MARTINEZ, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: ptn. SW 1/4 of SW 1/4 of NW 1/4, 23-34-3 E W.M. *gm* *JM*

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 340323-0-017-0001, P22349

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 121793-SE.

Tax Parcel Number(s): 340323-0-017-0001, P22349

Dated June 28, 2006

Donald G. Schmitt David D. Caffell Attorney in Fact
Donald G. Schmitt

3339
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

JUN 30 2006
4410.50
Amount Paid \$
Skagit County Treasurer
Deputy *Lp*



STATE OF Washington }
COUNTY OF Skagit } SS:

On this 30th day of June 2006 before me personally appeared David Caffell, to me known to be the individual described in and who executed the foregoing instrument as Attorney in Fact for Donald G. Schmitt and acknowledged that he signed and sealed the same as his free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

Given under my hand and official seal the day and year last above written.
(Seal) *Anneliese Maria Farrell*
Anneliese Maria Farrell
Notary Public in and for the State of Washington
Residing at La Conner
My appointment expires: 6/28/2008

EXHIBIT A

PARCEL "A":

That portion of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 23, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at a point 30 feet East of the Northwest corner of said subdivision;
thence East along the North line of said subdivision, 140 feet;
thence South $0^{\circ}06'30''$ East 94.36 feet;
thence South $89^{\circ}52'30''$ West 140 feet;
thence North $0^{\circ}06'30''$ West 94.42 feet to the point of beginning. (Also known as Lot 2 in Block 2 as shown on the Plat of "GINTHNER'S PLAT OF WESTVIEW MANOR," as per plat recorded in Volume 7 of Plats, page 89, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

The North 10 feet of the following described tract:

That portion of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 23, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at the Southwest corner of said subdivision;
thence North $0^{\circ}06'30''$ West a distance of 437.68 feet;
thence North $89^{\circ}52'30''$ East a distance of 30 feet to a concrete monument;
thence North $0^{\circ}06'30''$ West a distance of 45 feet to the true point of beginning;
thence North $0^{\circ}06'30''$ West a distance of 79.42 feet;
thence North $89^{\circ}52'30''$ East a distance of 140 feet;
thence South $0^{\circ}06'30''$ East a distance of 94.42 feet;
thence South $89^{\circ}52'30''$ West a distance of 125 feet;
thence on a curve Northwesterly with a radius of 15 feet to the true point of beginning.

ALSO known as the North 10 feet of Lot 1 in Block 2, as shown on the Plat of "GINTHNER'S PLAT OF WESTVIEW MANOR," as per plat recorded in Volume 7 of Plats, page 89, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.



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