



200710010124
Skagit County Auditor

10/1/2007 Page 1 of 3 11:22AM

When recorded return to:

Roy and Darlene Martin, Trustees
2310 25th Street
Anacortes, WA 98221

Recorded at the request of:
First American Title
File Number: A92698

Statutory Warranty Deed
GUARDIAN NORTHWEST TITLE CO.

A92698E-2

THE GRANTOR Duff-Linn Enterprises, a partnership comprised of James A. Duffy and Nancy Duffy, husband and wife and Joe Lindholm and Linda Lindholm, husband and wife, being all of the partners of said partnership for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Roy W. Martin and Darlene Martin, Trustees of the Martin Family Living Trust, dated October 31, 2000 the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Section 12, Township 34, Range 1; Ptn. Gov. Lot 1

Tax Parcel Number(s): P19296, 340112-0-068-0004

That portion of Government Lot 1, Section 12, Township 34 North, Range 1 East, W.M., lying East of Heart Lake County Road; EXCEPT the South 40 feet thereof.

SUBJECT TO the Easements, Restrictions and other Exceptions set forth on Exhibit "A" attached hereto.

Dated September 25, 2007

Duff-Linn Enterprises

James A. Duffy
By: James A. Duffy, General Partner

Nancy Duffy
By: Nancy Duffy, General Partner

Joe Lindholm
By: Joe Lindholm, General Partner

Linda Lindholm
By: Linda Lindholm, General Partner

STATE OF WASHINGTON }
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence that James A. Duffy and Nancy Duffy is/are the person(s) who appeared before me, and said person(s) acknowledge that they signed this instrument, on oath stated they is/are authorized to execute the instrument and acknowledge that as the General Partners of Duff-Linn Enterprises to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 9-26-07

Cecilia Hoffman

Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 10-8-09



STATE OF WASHINGTON }
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence that Joe Lindholm and Linda Lindholm
is/are the person(s) who appeared before
me, and said person(s) acknowledge that they signed this instrument, on oath stated they
is/are authorized to execute the instrument and acknowledge that as the
General Partners of Duff-Linn Enterprises
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 9-26-07 Wicki L Hoffman
Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 10-8-09

4636
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 01 2007

Amount Paid \$ 6217.20
Skagit Co. Treasurer
By mam Deputy

EXHIBIT A

EXCEPTIONS:

A. Terms, conditions and exceptions of easement for existing transmission line on the Southerly portion of subject property as disclosed by Warranty Deed dated October 20, 1971, recorded October 22, 1971 under Auditor's File No. 759596.

B. RESERVATION, INCLUDING TERMS AND CONDITIONS THEREOF:

In Favor Of: Washington Land Company, Inc.
Dated: June 28, 1966
Recorded: August 3, 1966
Auditor's No.: 686339 (Vol. 356 of Deeds, page 839)
Purpose: Reserving all minerals, etc., together with the right of entry to mine and remove said minerals

C. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: August 24, 2007
Auditor's No.: 200708240138

