

When recorded return to:

Mr. and Mrs. John A. Eddy  
21026 Grip Road  
Sedro-Woolley, WA 98284



201003230085  
Skagit County Auditor

3/23/2010 Page 1 of 3 3:43PM

Filed for Record at Request of  
Land Title and Escrow  
Escrow Number: 135291-OE

Grantor: Lawrence R. Martin and Nan C. R. Martin  
Grantee: John A. Eddy and Shawna J. Eddy  
LAND TITLE OF SKAGIT COUNTY

**Statutory Warranty Deed**

THE GRANTOR LAWRENCE R. MARTIN and NAN C. R. MARTIN, who acquired title as NAN C. RYAN, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JOHN A. EDDY and SHAWNA J. EDDY, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn SW 1/4 Of NW 1/4, 3-35-4 E W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 350403-2-001-0007, P35726

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. 135291-OE.

Dated March 19, 2010

Lawrence R. Martin by  
Lawrence R. Martin

Nan C. R. Martin  
Nan C. R. Martin

Margaret D. Schafer as  
his attorney in fact

733  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

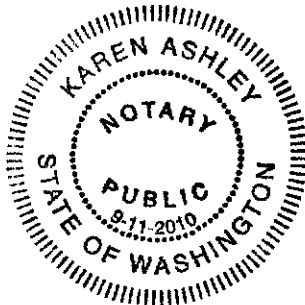
MAR 23 2010

STATE OF Washington  
COUNTY OF Skagit } SS:

Amount Paid \$ 4221.82  
Skagit Co. Treasurer  
By MF Deputy

On this 23 day of March, 2010 before me personally appeared Margaret D. Schafer, to me known to be the individual described in and who executed the foregoing instrument as Attorney in Fact for Lawrence R. Martin and acknowledged that she signed and sealed the same as the 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therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.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)



Karen Ashley  
Karen Ashley  
Notary Public in and for the State of Washington  
Residing at Sedro-Woolley  
My appointment expires: 9/11/2010

## EXHIBIT A

PARCEL "A":

That portion of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 3, Township 35 North, Range 4 East, W.M., lying Easterly of the Samish River and lying Northwesterly of the centerline of a creek (sometimes known as Swede Creek) that runs across the Northwest portion of said Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  approximately 200 feet East of the Northwest corner thereof and running into the Samish River.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  (Government Lot 4) of Section 3, Township 35 North, Range 4 East, W.M., lying South of the County road and Easterly of the Samish River,

EXCEPT that portion, if any, included in that deed recorded on June 11, 1996, under Auditor's File No. 9606110055.

Situate in the County of Skagit, State of Washington.

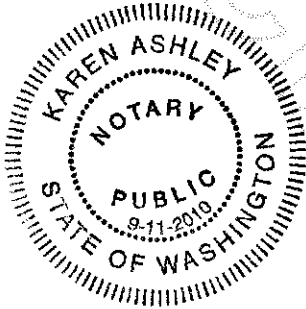


State of Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Nan C. R. Martin  
the person(s) who appeared before me, and said person(s) acknowledged that she  
signed this instrument and acknowledge it to be her free and voluntary act for the  
uses and purposes mentioned in this instrument.

Dated: March 23, 2010

Karen Ashley  
Karen Ashley  
Notary Public in and for the State of Washington  
Residing at: Sedro-Woolley  
My appointment expires: 9/11/2010



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Skagit County Auditor