



201110270005
Skagit County Auditor

10/27/2011 Page 1 of 3 9:41AM

When recorded return to:

Mr. and Mrs. Alfredo G. Martinez
1400 Eagleridge Drive
Mount Vernon, WA 98274

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 140446-OE

Grantor: Brian Waite and Debbie Waite
Grantee: Alfredo G. Martinez and Susan A. Martinez

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTOR BRIAN WAITE and DEBBIE WAITE, husband and wife, who were married to each other on date of acquiring title, January 14, 1999 and all times since for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to ALFREDO G. MARTINEZ and SUSAN A. MARTINEZ, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn Tr. 7, WM Shauger Ac., Clear Lake, WA.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

SEE ATTACHED EXHIBIT "B" FOR EASEMENT

Tax Parcel Number(s): 3997-000-007-0000, P109600 IOP

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. 140446-OE.

Dated October 24, 2011

Brian D. Waite
Brian Waite

Debbie Waite
Debbie Waite

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20113239
OCT 27 2011

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 2497.⁰⁰
By Karen Ashley Skagit Co. Treasurer
Deputy

I certify that I know or have satisfactory evidence that Brian Waite and Debbie Waite the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: October 26th 2011

Karen Ashley
Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2014



EXHIBIT A

Schedule "A-1"

140446-OE

DESCRIPTION:

Tract 7, EXCEPT the East 125 feet thereof, "WM. SHAUGER ACREAGE, CLEAR LAKE, WASH.," as per plat recorded in Volume 4 of Plats, page 36, records of Skagit County, Washington.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across the South 30 feet of Tract 6 that lies North of the South line of Tract 7 produced West; all in "WM. SHAUGER ACREAGE, CLEAR LAKE, WASH.," as per plat recorded in Volume 4 of Plats, page 36, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.



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EXHIBIT "B"

Easement Lots #7 & #4 of Shauger's acreage

Easement to include the west 40 feet of lot #7, and the west 20 feet of lot #4.

Seller to use and maintain orchard area of #7, and driving area of lot #7 ending at south end of orchard area. Also driving area of lot #4.

If seller should sell their own residence, then the seller will no longer use or maintain the lot#7 orchard area.

The orchard area to be used and maintained by owner of lot #7 from then on new owner of lot #4 to use and maintain only the west 20 foot driving area of lot #7 and lot#4.

Fencing

Fencing around portion of lot #7 to be removed by seller at agreement between seller and buyer.

Fencing to be removed – The north 110 L.F. to east gate post – The west 175 L.F. and south 175 L.F.

All wire, posts, clips, nails, insulators to be property of seller. Wood post holes to be backfilled by seller.

Buyer Signature [Signature] Date 10-26-11

Buyer Signature [Signature] Date 10-26-11

Seller Signature Brian D. Waite Date 9-22-2011

Seller Signature [Signature] Date 9-22-2011



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