When Recorded Mail to:
Price & Farrington, PLLC
2370 130th Avenue N.E., Suite 103
Bellevue, Washington 98005

201210110120
Skagit County Auditor
10/11/2012 Page 1 of 1 4:07PM

LIMITED WARRANTY DEED

Recorded at the Request of: Roy W. and Darlene Martin / The draftsman assumes no responsibility for the legal description and stated title owner(s) herein which were supplied by the parties hereto.

GRANTOR, ROY W. MARTIN AND DARLENE MARTIN, husband and wife, as a mere change in identity only, does hereby *convey and warrant* to MOLLY AND ERIE INVESTMENTS, LLC, a Washington limited liability company, **GRANTEE**, Grantor's entire interest and any interest Grantor may hereafter acquire in the following described real property in the County of Skagit, State of WASHINGTON:

THAT PORTION OF GOVT 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.

Assessor's Tax Parcel #: P19296; 340112-0-068-0004 **Including and subject to all matters of record.**

The liability and obligations of Grantor to Grantee and Grantee's successors under the warranties contained herein shall be limited to the amount, nature and terms of any title insurance coverage available to Grantor under any title insurance policy. Grantor shall have no liability or obligations except to the extent that reimbursement for such liability or obligation is available to Grantor under any title insurance policy.

DATED and delivered this 19th day of July, 2012.

Roy W. Martin
ROY W. MARTIN, Grantor

Darlene Martin
DARLENE MARTIN, Grantor

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this day personally appeared before me ROY W.MARTIN and DARLENE MARTIN, to me known to be the individual(s) described herein and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 19th day of July, 2012.

Glenn D. Price NOTARY PUBLIC
in and for the State of WASHINGTON
My Commission Expires: 3-8-16

PLACE NOTARY SEAL HERE

GLENN D. PRICE
Commission Expires
NOTARY
PUBLIC
03-08-2016
STATE OF WASHINGTON

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20123212
OCT 11 2012
Amount Paid $
Skagit Co. Treasurer
By Deputy

UNOFFICIAL DOCUMENT