

When recorded return to:

Martin Family Limited Partnership
16563 Country Club Road
Burlington, WA 98233

201310070181
Skagit County Auditor
10/7/2013 Page 1 of 4

\$75.00
3:31PM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 147766-OE

Grantor: Ann L. Holmgren and SAN-MAR INVESTMENTS, LLC, a Washington Limited Liability Company
Grantee: John W. Martin, Jacqueline J. Donovan and John A. Martin, as Co-Partners of the Martin Family Limited Partnership, a Washington Limited Partnership

LAND TITLE OF SKAGIT COUNTY

147766-OE

Statutory Warranty Deed

THE GRANTOR ANN (ANNIE) L. HOLMGREN, as her separate property, and SAN-MAR INVESTMENTS, LLC, a Washington limited liability company (PROPERTY IS NOT GRANTORS PRIMARY RESIDENCE) for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JOHN W. MARTIN, JACQUELINE J. DONOVAN and JOHN A. MARTIN as Co-Partners of the MARTIN FAMILY LIMITED PARTNERSHIP, a Washington limited partnership the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn Lots 3 & 4, Blk 12, Mt. Vernon Gates 2nd & Ptn SW 1/4 Of NE 1/4, 6-34-4 E W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 3700-012-004-0008, P52075, 340406-0-039-0005, P23649, 340406-1-002-0204, P23794, 340406-0-156-0010, P23789

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. 147766-OE.

Dated October 3, 2013

Ann L. Holmgren
Ann L. Holmgren

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20134081

OCT 07 2013

Amount Paid \$ 3,682.69
By nam Skagit Co. Treasurer Deputy

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20134082

OCT 07 2013

Amount Paid \$ 1,843.85
By nam Skagit Co. Treasurer Deputy

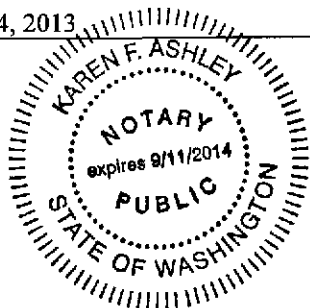
SAN-MAR INVESTMENTS, LLC, a Washington
Limited Liability Company

Sandra K. Gyurkovics, Managing Member
By: Sandra K. Gyurkovics, Managing Member

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Ann L. Holmgren
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: October 4, 2013



Karen Ashley
Karen Ashley

Notary Public in and for the State of Washington

Residing at Sedro-Woolley

My appointment expires: 9/11/2014

STATE OF Washington.
County of Snohomish

}
} SS:

I certify that I know or have satisfactory evidence Sandra K. Gyurkovics

_____ the person who appeared before
me, and said person acknowledged that she _____ signed this instrument, on oath stated She is
authorized to execute the instrument and is Managing Member
of SAN-MAR INVESTMENTS, LLC, a Washington Limited*
to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: October 2013

Felicia M Hickey

Notary Public in and for the State of Washington

Residing at Arlington

My appointment expires: June 5, 2017

Notary Public
State of Washington
FELICIA M HICKEY
My Appointment Expires Jun 5, 2017



201310070181

Schedule "A-1"

147766-OE

DESCRIPTION:

A one half interest in the following described property:

PARCEL "A":

Lots 3 and 4, Block 12, "MAP OF MOUNT VERNON, GATES 1ST AND 2ND ADDITIONS TO MOUNT VERNON," as per plat recorded in Volume 2 of Plats, page 98, records of Skagit County, Washington.

And the right to use the wall located on the North side of Lot 2 in said Block 12, for any building that may be constructed on said Lots 3 and 4.

EXCEPT the Easterly 6 feet of said Lots 3 and 4 and the North ½ of said Lot 2 heretofore conveyed to the City of Mount Vernon by deed recorded May 8, 1924, under Auditor's File No. 174086.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

PARCEL "B":

That portion of the Northeast ¼ of the Southwest ¼ of the Northeast ¼ of Section 6, Township 34 North, Range 4 East, W.M., lying West of the State Highway right of way, as conveyed to the State of Washington by Deed recorded under Auditor's File No. 500806, records of Skagit County, Washington, EXCEPT County road along the South line thereof, AND EXCEPT the North 75 feet thereof, AND ALSO EXCEPT the following described tract:

Beginning at the intersection of the West line of Primary State Highway No. 1, as conveyed to the State of Washington, by deed dated March 31, 1954 and recorded April 26, 1954, under Auditor's File No. 500806, and the North line of the County road known as Andis Road along the South line of said subdivision; thence North along the West line of said highway right of way, a distance of 200 feet; thence West parallel to the North line of said County road, a distance of 125 feet; thence South parallel to the West line of said highway right of way 200 feet to the North line of said County road; thence East along the North line of said County road a distance of 125 feet to the point of beginning; ALSO EXCEPT that portion thereof lying West of that certain tract of land condemned in Skagit County Superior Court Cause No. 33037 for State Highway No. SR-5, ALSO EXCEPT that portion conveyed to the State of Washington by Warranty Deed recorded under Auditor's File Nos. 8107270034, 8107270035, and 200906300136.

Situate in the City of Burlington, County of Skagit, State of Washington.

PARCEL "C":

That portion of the Northeast ¼ of the Southwest ¼ of the Northeast ¼ of Section 6, Township 34 North, Range 4 East, W.M., lying West of the State Highway right of way, as conveyed to the State of Washington by deed recorded under Auditor's File No. 500806, records of Skagit County, Washington,

EXCEPT County road along the South line thereof known as Andis Road,

EXCEPT the North 75 feet thereof,



DESCRIPTION CONTINUED:

PARCEL "C" continued:

AND EXCEPT that portion conveyed to the State of Washington by deeds recorded July 27, 1981, and June 30, 2009, under Auditor's File Nos. 8107270034 and 200906300136, respectively,

AND EXCEPT the following described tract:

Beginning at the intersection of the West line of primary State Highway No. 1, as conveyed to the State of Washington, by deed dated March 31, 1954 and recorded April 26, 1954, under Auditor's File No. 500806, and the North line of the County road known as Andis Road along the South line of said subdivision; thence North along the West line of said highway right of way, a distance of 200 feet; thence West parallel to the North line of said County road, a distance of 125 feet; thence South parallel to the West line of said highway right of way 200 feet to the North line of said County road; thence East along the North line of said County road, a distance of 125 feet to the point of beginning,

AND EXCEPT that portion thereof condemned in Skagit County Superior Court Cause No. 33037 for State Highway No. SR-5.

Situate in the City of Burlington, County of Skagit, State of Washington.

PARCEL "D":

That portion of the North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 6, Township 34 North, Range 4 East W.M., being Easterly of a line drawn parallel with and 260 feet Westerly, when measured at right angles, from the survey line of State Highway Route No. 5 (Primary State Highway No. 1), Conway Jct. to Jct. P.S.H. No. 1 North of Burlington, according to the plan thereof now recorded and on file in the office of the Secretary of Transportation at Olympia, Washington, bearing date of approval August 4, 1953, being Northerly of Andis Road and lying Westerly of the following described right of way line:

Beginning at a point on the South line of said Andis road opposite Highway Engineers Station (hereinafter referred to as HES) 311+64 on the survey line of State Highway Route No. 5, Skagit River to Jct. SR 20, and 136.08 feet Westerly therefrom; thence Westerly, along said South line, 115 feet to the true point of beginning of this right of way line description; thence Northerly, at right angles to said South line, 100 feet; thence East, parallel with said South line, to a line extending Northwesterly from said point of beginning to a point opposite HES 314+30 feet on said survey line and 162.90 feet Westerly therefrom; thence Northerly to said point opposite HES 314+30; thence Northwesterly to a point opposite HES 315+78.54 on said survey line and 259.09 feet Westerly therefrom and the end of this right of way line description,

EXCEPT that portion conveyed to the State of Washington by Deed recorded June 30, 2009, under Auditor's File No. 200906300136.

Situate in the City of Burlington, County of Skagit, State of Washington.



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