



201412240096

Skagit County Auditor  
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\$76.00  
5 1:08PM**When recorded return to:**Daniel Martin and Terese Martin  
20413 East Rio Vista  
Burlington, WA 98233

Filed for record at the request of:

CHICAGO TITLE  
COMPANY425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620021418CHICAGO TITLE  
620021418**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Laurence A. Ghirardo and Ursula F. Ghirardo, husband and wife, as to an undivided 1/2 interest, and H. Rudi Fuchs, also shown of record as Rudi H. Fuchs and Gertrud L. Fuchs, husband and wife, as to an undivided 1/2 interest

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Daniel J. Martin and Terese A. Martin, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:

A portion of Tract 56, Plat of the Burlington Acreage Property, as more fully described in Exhibit "A" which is attached hereto and made a part hereof.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P62682 / 3867-000-056-0306

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Order 620021418, Schedule B, Special Exceptions, which are attached hereto and made a part hereof.

Dated: December 3, 2014

  
Laurence A. Ghirardo  
Ursula F. Ghirardo  
H. Rudi Fuchs  
Gertrud L. FuchsSKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX20144917  
DEC 24 2014Amount Paid \$ 7,570.<sup>00</sup>  
Skagit Co. Treasurer  
By *man* Deputy

# STATUTORY WARRANTY DEED

Continued

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that

Laurence A. Ghirardo + Ursula F. Ghirardo  
is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 12-23-14

Name: Trudy J. Crain  
Notary Public in and for the State of WASH  
Residing at: Arden  
My appointment expires: 1-19-19

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that

H. Rude Fuchs + Gertrud L. Fuchs  
is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 12-23-14

Name: Trudy J. Crain  
Notary Public in and for the State of WASH  
Residing at: Arden  
My appointment expires: 1-19-19



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## SCHEDULE "B"

### SPECIAL EXCEPTIONS

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on PLAT OF THE BURLINGTON ACREAGE PROPERTY:
2. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed recorded December 14, 1903, in Volume 53 of Deeds, Page 23, records of Skagit County, Washington;  
  
Grantor: W.M. Lindsay and Emma S. Lindsay  
  
We have made no determination as to the present ownership of the reserved interests described therein.
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Dike District No. 12  
Purpose:  
To place, maintain, repair and replace in the event of flood damage or destruction, revetment work on the North bank of the Skagit River and basing for necessary dike and dikes of said district, together with the right of ingress to and egress therefrom, for inspection, construction repair work, and for any other needs of said district  
Recording Date: July 24, 1961  
Recording No.: 610276  
Affects: A portion of Parcel A
4. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,  
  
Recording Date: December 18, 2001  
Recording No.: 200112180109  
Matters shown: Fence
5. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
6. Public or private easements, if any, over vacated portion of said premises.
7. A survey has been recorded:  
  
Recording Date: 09/09/2011  
Recording No.: 201109090051
8. A survey has been recorded:  
  
Recording Date: 08/08/2012  
Recording No.: 201208080083
9. Terms and conditions of Boundary Line Adjustment Quit Claim Deed  
  
Recording Date: August 8, 2012  
Recording No.: 201208080082
10. The Land has been classified as Farm and Agricultural Land and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:



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## SCHEDULE "B"

Recording Date: April 11, 1974  
Recording No.: 799161

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.

11. City, county or local improvement district assessments, if any.
12. General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2014  
Tax Account No.: P62682 / 3867-000-056-0306  
Tax Code/Located In: 1195  
Assessed Value: \$252,800.00

General and Special Taxes: Billed: \$3,541.49, Full Year  
Paid: \$3,541.49  
Unpaid: \$0.00



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## EXHIBIT A

Order No.: 620021418

**For APN/Parcel ID(s): P62682 / 3867-000-056-0306**

Parcel BLA 1 of Skagit County Boundary Line Adjustment Recorded under Auditor's File Number 201208080082, more particularly described as follows:

All that portion of the following described Parcel A, lying Westerly of the following described line:

Beginning at the Southeast corner of the Southwest Quarter of Section 33, Township 35 North, Range 4 East, of the W.M.;  
Thence South 89° 58' 35" West along the South line of said Southwest Quarter 294.17 feet;  
Thence North 38° 34' 24" East 38.39 feet to a point on the South line of Tract 56, Plat of Burlington Acreage Property, according to the plat thereof, recorded in Volume 1 of Plats, Page 49, records of Skagit County Washington, also being the North line of Rio Vista Avenue, said point also being the True Point of Beginning of said line;  
Thence continuing North 38° 34' 24" East, 76.62 feet;  
Thence North 00° 01' 21" East, 568.78 feet to the North line of said Tract 56 and the terminus of said line.

Parcel A:

The East 1/2 of Tract 56, Plat of the Burlington Acreage Property, as per the plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington.

Also, that portion of the West 1/2 of Tract 56, Plat of the Burlington Acreage Property, as per the plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, in Section 33, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at a point on the South line of said Tract 56, 181.55 feet East of the Southwest corner thereof;  
then North 42°27'30" East, 380.0 feet;  
then North 27°01' East, 284.58 feet;  
thence North 42°27'30" East, 90.0 feet to the East line of said West 1/2 of Tract 56;  
thence South 0°44'45" West along the East line of said West 1/2 of Tract 56 to the Southeast corner thereof;  
thence North 89°29' West along the South line of said Tract 56 to the point of beginning.

TOGETHER WITH that portion of vacated road known as the 'Burlington Acreage Plat Road' that would attach by operation of law.

Situate in Skagit County, Washington.



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