

When recorded return to:  
Mr. Walter C. Zollars III  
1014 Bayshore Drive  
Ingleside, TX 78362



Skagit County Auditor  
1/30/2015 Page 1 of 2 1:34PM \$73.00

Filed for Record at Request of  
Land Title and Escrow  
Escrow Number: 151233-SAE ✓

**Grantor: Stephen G. Martin and Tina M. Franulovich-Martin**  
**Grantee: Walter C. Zollars III**  
**Tax Parcel Number(s): P20653/340222-2-002-0329**  
**Abbrev Legal: Lot 4, Survey 805587; Being a Ptn of SE 1/4 of NW 1/4, 32-34-2 E W.M.**

**Land Title and Escrow Statutory Warranty Deed**

THE GRANTOR(S) STEPHEN G. MARTIN AND TINA M. FRANULOVICH-MARTIN, HUSBAND AND WIFE for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to WALTER C. ZOLLARS, III, AN UNMARRIED MAN AS HIS SEPARATE PROPERTY GRANTEE(S) the following described real estate, situated in the County of Skagit, State of Washington

For Full Legal See Attached Exhibit "A"

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. 151233-SAE

Dated January 26, 2015

Stephen G. Martin

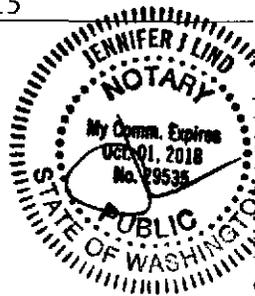
Tina M. Franulovich-Martin  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2015308  
JAN 30 2015

STATE OF Washington }  
COUNTY Skagit } SS:  
OF Skagit

Amount Paid \$ 7125.00  
By Deputy

I certify that I know or have satisfactory evidence that **Stephen G. Martin and Tina M. Franulovich-Martin** the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledge it to their free and voluntary act for the be uses and purposes mentioned in this instrument.

Dated: 1/30/2015



Jennifer J. Lind  
Notary Public in and for the  
State of Washington  
Residing Bow  
My appointment expires: 10/01/2018

**EXHIBIT "A"**

**PARCEL "A":**

That portion of the South ½ of the Southeast ¼ of the Northwest ¼ of Section 22, Township 34 North, Range 2 East W.M., described as follows:

Beginning at the Northwest corner of said subdivision;  
thence South 89°40'22" East, 972.07 feet to the true point of beginning;  
thence continue South 89°40'20" East, 324.03 feet, more or less, to the East line of said subdivision;  
thence South 0°19'46" West along said East line, 669.97 feet, more or less, to the center of said Section 22;  
thence North 89°36'01" West along the South line of said Southeast ¼ of the Northwest ¼, 322.91 feet;  
thence North 0°14'05" East, 669.56 feet, more or less, to the true point of beginning, also known as Tract 4 of that certain Survey recorded August 30, 1974, in Book 1 of Surveys, page 79, as Auditor's File No. 805587,  
EXCEPT the South 20 feet thereof conveyed to Skagit County for road known as Flagstaff Road, by deed recorded June 23, 1932, in Volume 161 of Deeds, page 171.

Situate in the County of Skagit, State of Washington.

**PARCEL "B":**

A non-exclusive easement for ingress, egress and utilities over the following described tracts:

- 1.) The North ½ of the South ½ of the North ½ of the North ½ of the North ½ of the South ½ of the Southwest ¼ of the Northwest ¼ of said Section 22, EXCEPT County Road;
- 2.) The North ½ of the North ½ of the North ½ of the North ½ of the South ½ of the Southwest ¼ of the Northwest ¼ of said Section 22, EXCEPT County Road;
- 3.) The North 60 feet of Tracts 1, 2 and 3, as shown on that certain Survey recorded August 30, 1974, in Book 1 of Surveys, page 79, under Auditor's File No. 805587.

Situate in the County of Skagit, State of Washington.



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