

Skagit County Auditor
4/15/2015 Page 1 of 3 3:38PM \$74.00

When recorded return to:
Avery Martin and Lisa Martin
22581 Babcock Road
Mount Vernon, WA 98273

Filed for record at the request of:

 **CHICAGO TITLE**
COMPANY OF WASHINGTON
425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620023346

CHICAGO TITLE
620023346 STATUTORY WARRANTY DEED

THE GRANTOR(S) James W. Bender, an unmarried individual
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Avery Martin and Lisa Martin, husband and wife and Brett
Johnson and Pauline Johnson, husband and wife

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

A portion of the Southeast quarter of Section 11, Township 34 North, Range 4 East of W.M., as
more fully described in Exhibit "A" which is attached hereto and made a part hereof.

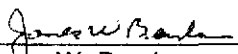
Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P24541 / 340411-4-006-0009; P24525 / 340411-0-022-0007

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620023346, Schedule B, Special Exceptions, which are attached hereto
and made a part hereof.

Dated: March 24, 2015


James W. Bender

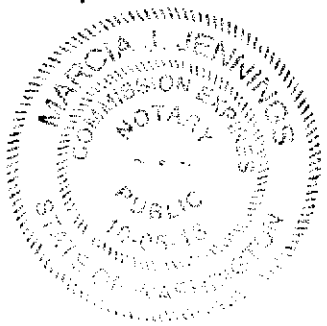
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20151209
APR 15 2015

State of Washington
County of Skagit

Amount Paid \$ 7,570.⁰⁰
Skagit Co. Treasurer
By Mdm Deputy

I certify that I know or have satisfactory evidence that James W. Bender
is 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: April 8, 2015



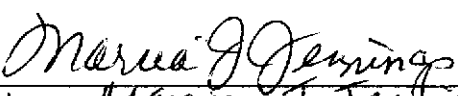

Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Wapley, WA
My appointment expires: 10/15/2016

EXHIBIT A

Order No.: 620023346

For APN/Parcel ID(s): P24541 / 340411-4-006-0009 and P24525 / 340411-0-022-0007

Parcel A:

That portion of the West 1052.5 feet of the Northwest quarter of the Southeast quarter of Section 11, Township 34 North, Range 4 East of W.M., lying Northerly of the County Road known as the Babcock Road;

Except road along the West line thereof.

Situate in Skagit County, Washington.

Parcel B

That portion of the North half of the Southeast quarter of Section 11, Township 34 North, Range 4 East of W.M., described as follows:

Beginning at a point on the North line of said Southeast quarter 930 feet West of the Northeast corner thereof; thence West along the North line of said Southeast quarter 718.3 feet, more or less, to a point which is 1052.5 feet East of the Northwest corner of said Southeast quarter; thence South to the North line of county road; thence Southeasterly along the North line of said county road to a point due South of the point of beginning; thence North to the point of beginning.

Situate in Skagit County, Washington.

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: August 31, 1953
Recording No.: 492188
Affects: Parcel A

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power and Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: August 9, 1960
Recording No.: 597496
Affects: Portion of Parcel A

3. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: May 6, 2002
Recording No.: 200205060132
Matters shown: Possible encroachment of a fence by varying amounts along the Northerly line of said premises

4. 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.

5. 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:

Recording Date: March 14, 1997
Recording No.: 9703140076

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.

6. City, county or local improvement district assessments, if any.
7. City, county or local improvement district assessments, if any.

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.