

When recorded return to:
Eugene K. Hong and Amy L. Hong
13964 Biz Point Lane
Anacortes, WA 98221



Skagit County Auditor \$74.00
7/8/2015 Page 1 of 3 3:30PM

Filed for record at the request of:

 **CHICAGO TITLE**
COMPANY OF WASHINGTON
425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620024222

CHICAGO TITLE
620024222 **STATUTORY WARRANTY DEED**

THE GRANTOR(S) Roy W. Martin and Darlene Martin, trustees of the Martin Family Trust, dated October 31, 2000

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Eugene K. Hong and Amy L. Hong, husband and wife

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

That portion of Government Lot 4, Section 10, Township 34 North, Range 1 East, W.M., described as follows:

Beginning at a point on the Northwestern line of Lot 12, Plate 2, Rancho San Juan Del Mar, Subdivision No. 3, according to the Plat thereof recorded in Volume 6 of Plats, page 19 through 22, records of Skagit County, Washington, said point being North 23 degrees 58'20" West a distance of 204.96 feet from the Southeast corner of said Lot 12, said point being marked by a pipe (said pipe being the Easterly limit of the staked line as delineated on the face of said Plate 2); Thence North 62 degrees 00' East a distance of 115 feet to the true point of beginning; Thence South 23 degrees 58'20" East a distance of 75 feet; Thence Southerly to the most Easterly point of that certain 40 foot road adjacent to said Lot 12; Thence North 23 degrees 58'20" West to the Southeast corner of said Lot 12; Thence continuing North 23 degrees 58'20" West along the Northeasterly lot line of said Lot 12 to the Northeast corner of said Lot 12, said point being in the North line of said Government Lot 4; Thence Easterly along the North line of said Government Lot 4 to a point North 23 degrees 58'20" West of the true point of beginning; Thence South 23 degrees 58'20" East to the true point of beginning.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P19083 / 340110-0-010-0104

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 62004222, Schedule B, Special Exceptions, which are attached hereto and made a part hereof.

Dated: June 26, 2015

The Martin Family Trust, dated October 31, 2000

BY: *Roy W. Martin*
Roy W. Martin, Trustees

BY: *Darlene Martin*
Darlene Martin, Trustees

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015 2617
JUL 08 2015

Amount Paid \$15,758.
Skagit Co. Treasurer
By *MM* Deputy

STATUTORY WARRANTY DEED

(continued)

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Ray W. Martin and Darlene Martin

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) ^{are} was authorized to execute the instrument and acknowledged it as the Trustess of The Martin Family Trust, dated October 31, 2000 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: July 1, 2015

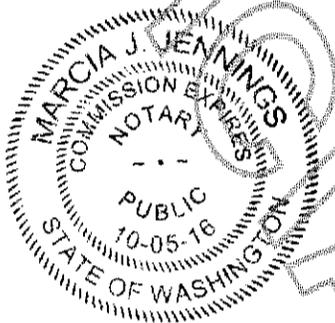
Marcia J Jennings

Name: Marcia J. Jennings

Notary Public in and for the State of WA

Residing at: Sedro-Woolley

My appointment expires: 10/5/2016



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 and Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: August 25, 1993
Recording No.: 9308250083

2. 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.