

When recorded return to:
Gary Lohman and Gail Lohman
8795 District Line road
Burlington, WA 98233



Skagit County Auditor \$76.00
4/11/2017 Page 1 of 4 11:26AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620029886

CHICAGO TITLE

U20029886

STATUTORY WARRANTY DEED

THE GRANTOR(S) Avery N. Martin and Lisa H. Martin, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Gary Lohman and Gail Lohman, husband and wife

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

PTN GOV. LOT 3, 01-34-04 Tax/Map ID(s):

Tax Parcel Number(s): P23346/340401-0-061-0001,

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20171448

APR 11 2017

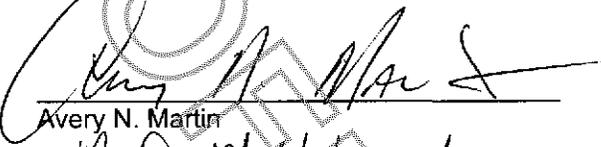
Amount Paid \$ 1251.00

Skagit Co. Treasurer

By *MB* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: March 30, 2017

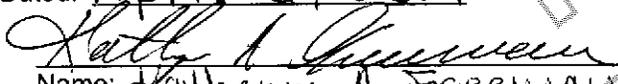

Avery N. Martin


Lisa H. Martin

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Avery N. Martin and Lisa H. Martin are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 6, 2017


Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish CO
My appointment expires: 9-01-2018

KATHERYN A. FREEMAN
STATE OF WASHINGTON
NOTARY -- PUBLIC
My Commission Expires 9-01-2018

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P23346/340401-0-061-0001

That portion of Government Lot 3, Section 1, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the Southeast corner of said Government Lot 3;
Thence West 435 feet;
Thence North 365 feet;
Thence East 435 feet;
Thence South 365 feet to the point of beginning;

EXCEPT commencing at a point 215 feet North of the Southeast corner of said Government Lot 3;
Thence West 150 feet;
Thence North 150 feet;
Thence East 150 feet;
Thence South 150 feet to the point of beginning.

AND EXCEPT commencing at the Southeast corner of said Lot 3;
Thence North 0 degrees 09'09" East along the East line of said Government Lot 3, a distance of 200 feet;
Thence South 89 degrees 59'11" West parallel with the South line of said Government Lot 3, a distance of 22.50 feet to the West right of way line of State Route 9 and the point of beginning of this description;
Thence South 89 degrees 59'11" West, a distance of 192.57 feet;
Thence South 0 degrees 0'49" East, a distance of 175.00 feet to the North right of way line of Francis Road;
Thence North 89 degrees 59'11" East along the North line of Francis Road, a distance of 194.03 feet to its intersection with the West line of State Route 9;
Thence North 0 degrees 29'37" West along the West line of State Route 9, a distance of 175.01 feet to the point of beginning of this description.

AND ALSO EXCEPT any portion thereof lying within the rights of way of State Highway 9 and Francis Road.

Situated in Skagit County, Washington

EXHIBIT "B"
Exceptions

1. Notice contained in deed

Recording Date: October 20, 2009
Recording No.: 200910200074
Regarding: Skagit County Right to Farm Ordinance

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

Granted to: Avery N. Martin & Lisa H. Martin
Purpose: Water line
Recording Date: August 27, 2015
Recording No.: 201508270044
Affects: West 15 feet of said premises

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

Recording Date: November 16, 2015
Recording No.: 201511160202
Matters shown: Possible encroachment of a fence onto the Northwesterly corner of said premises by an undisclosed amount

4. Quit Claim Deed Boundary Line Adjustment including the terms, covenants and provisions thereof

Recording Date: February 10, 2016
Recording No.: 201602100037

5. Lot of Record Certification including the terms, covenants and provisions thereof

Recording Date: September 1, 2016
Recording No.: 201609010112

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