

When recorded return to:
Kyle James Martinez and Sarah Emlee Martinez
1101 Fidalgo Street
Sedro Woolley, WA 98284



Skagit County Auditor
10/31/2017 Page 1 of 2 1:59PM \$75.00

Recorded at the request of:
Guardian Northwest Title
File Number: 114809

Statutory Warranty Deed

114809
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Garret Cole and Geri Cole, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Sarah Emlee Martinez and Kyle James Martinez, wife and husband the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 16, Fidalgo Orchard

Tax Parcel Number(s): P76427, 4158-009-016-0004

Lot 16, "FIDALGO ORCHARD", as per plat recorded in Volume 9 of Plats, page 90, records of Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 10-27-17

Garret Cole
Garret Cole

Geri Cole
Geri Cole

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2017 5141
OCT 31 2017

Amount Paid \$ 4811.⁰⁰
Skagit Co. Treasurer
By Mark Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Garret Cole and Geri Cole, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 10/27/17

Charlotte Douglas
Printed Name: ~~Katie Hickok~~ Charlotte Douglas
Notary Public in and for the State of Washington
Residing at Lynnwood
My appointment expires: 1/07/2019

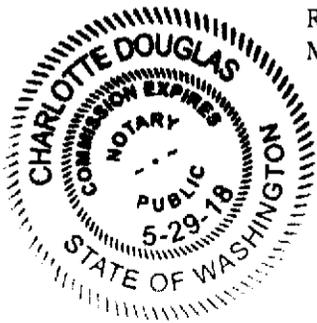


Exhibit A
SCHEDULE "B-1"

EXCEPTIONS:

A. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Plat/Subdivision Name: Fidalgo Orchard
Volume/Page: Volume 9, Page 90

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company a corporation
Purpose: Transmission line
Dated: April 28, 1970
Recorded: May 5, 1970
Auditor's No.: 738604
Affects: A right-of-way 5 feet in width having 2 ½ feet of such width on each side of a centerline as surveyed, staked and constructed.