



201805310103

When recorded return to:  
Thomas G. Martin and Irene G. Martin

05/31/2018 03:47 PM Pages: 1 of 3 Fees: \$76.00  
Skagit County Auditor

Recorded at the request of:  
Guardian Northwest Title  
File Number: A116052

## Statutory Warranty Deed

A116052  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Nathan A. Martin and Connie L. Martin, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Thomas G. Martin and Irene G. Martin, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn. Lots 1-3, Block 15, Plat of Ship Harbor (aka Parcel B Survey 200210280077)

For Full Legal See Attached Exhibit "A"

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 "B" attached hereto.

Tax Parcel Number(s): P119481, 3816-015-005-0100

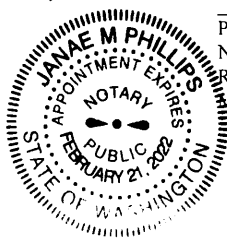
Dated 5/30/18  
Nathan A. Martin  
Nathan Martin

Connie Martin  
Connie Martin

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Nathan Martin and Connie Martin, 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: 5/30/18



Janae M. Phillips  
Printed Name: Janae M. Phillips  
Notary Public in and for the State of Washington  
Residing at Ellensburg, Mant Vernon  
My appointment expires: 2/08/2019 2/21/2022

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20182290  
MAY 31 2018

Amount Paid \$ 13835.60  
By B1 Skagit Co. Treasurer Deputy

Order No:

**EXHIBIT A**

Those portions of Lots 1, 2 and 3, and the vacated rights-of-way of D Street and 2nd Street (now renamed Pacific Street and Morrison Court), Block 15, "FIRST PLAT OF SHIP HARBOR", according to the plat thereof recorded in Volume 1 of Plats, page 13, records of Skagit County, Washington, more particularly described as follows:

Beginning at the centerlines' intersection of said Vacated D Street and 2nd Street (POB); thence South  $02^{\circ}08'12''$  West along the centerline of vacated 2nd Street, 168.94 feet to the Easterly extension of the South line of Lot 4; thence North  $88^{\circ}38'54''$  West along said Easterly extension 30.00 feet; thence North  $02^{\circ}08'12''$  East 39.07 feet; thence North  $88^{\circ}38'23''$  West, 50.00 feet; thence North  $02^{\circ}08'12''$  East, 129.81 feet to the centerline of said D Street; thence South  $88^{\circ}41'05''$  East along said centerline to the point of beginning (POB);

ALSO KNOWN AS Tract "B" of survey recorded under Auditor's File No. 200208050162, records of Skagit County, Washington, and revised under Auditor's File No. 200210280077, records of Skagit County, Washington.

**Exhibit B****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:

Name: First Plat of Ship Harbor  
Recorded: December 29, 1888  
Auditor's No.: Volume 1 of Plats, Page 13

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

Name: Survey  
Recorded: August 5, 2002  
Auditor's No.: 200208050162

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

Name: Survey  
Recorded: October 28, 2002  
Auditor's No.: 200210280077

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: The Briggs-Tusten Trust  
Recorded: February 3, 2004  
Auditor's No. 200402030174  
Purpose: Preserve and protect view  
Area Affected: As disclosed in instrument

Said instrument is a re-recording of instrument recorded under Auditor's File No. 200401230039.