



201901110085

01/11/2019 01:37 PM Pages: 1 of 7 Fees: \$105.00
Skagit County Auditor

When recorded return to:
Barry G. Martinez and Kimberly A. Martinez
20120 Cavanaugh Court
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620036967

CHICAGO TITLE
020036967

STATUTORY WARRANTY DEED

THE GRANTOR(S) Stacey Colleen Sims, a married woman as her sole and separate property, who also appears of record as Stacey Colleen Dahl and acquired title as Stacey Colleen Day for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Barry G. Martinez and Kimberly A. Martinez, 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.)

Lot(s): 4 SKAGIT COUNTY SHORT PLAT NO. 90-82

Tax Parcel Number(s): P108143 / 330517-2-001-1400,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019126

JAN 11 2019

Amount Paid \$ 5,523.⁰⁰

Skagit Co. Treasurer
By *Mam* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: January 7, 2019




Stacey Colleen Sims

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Stacey Colleen Sims is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: January 8, 2019


Name: Kathryn A Freeman
Notary Public in and for the State of WA
Residing at: Snohomish CO
My appointment expires: 9-01-2022

Notary Public
State of Washington
Kathryn A Freeman
Commission No. 149913
My Commission Expires 09-01-2022

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P108143 / 330517-2-001-1400

PARCEL A:

Lot 4, SKAGIT COUNTY SHORT PLAT NO. 90-82, approved July 1, 1990, recorded July 3, 1991, in Volume 9 of Short Plats, page 385, under Auditor's File No. 9107030007, records of Skagit County, Washington; being a portion of the Northeast Quarter of the Northwest Quarter and of the Northwest Quarter of the Northeast Quarter of Section 17, Township 33 North, Range 5 East of the Willamette Meridian.

Situated in Skagit County, Washington.

PARCEL B:

That portion of the 100 foot wide railroad right of way, commonly known as the Northern Pacific Railway, running North and South through the Northeast Quarter of the Northwest Quarter of Section 17, Township 33 North, Range 5 East of the Willamette Meridian, which lies East of the centerline of said right of way and within said subdivision, and which lies between the Westerly extension of the Northerly and Southerly lines of said Lot 4, Skagit County Short Plat No. 90-82, approved July 1, 1990, recorded July 3, 1991, in Volume 9 of Short Plats, page 385, under Auditor's File No. 9107030007, records of Skagit County, Washington; being a portion of the Northeast Quarter of the Northwest Quarter and of the Northwest Quarter of the Northeast Quarter of Section 17, Township 33 North, Range 5 East of the Willamette Meridian.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
From: The State of Washington
Recorded: May 18, 1913
Auditor's No.: 97183, records of Skagit County, Washington
Executed By: Union Lumber Company
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 28, 1913
Auditor's No(s): 99016, records of Skagit County, Washington
In favor of: Atlas Lumber Company
For: Right-of-way for railroad
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 14, 1956
Auditor's No(s): 541540, records of Skagit County, Washington
In favor of: Pacific Northwest Pipeline Corporation
For: Right-of-way for pipeline
4. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
From: The State of Washington
Recorded: December 8, 1986
Auditor's No.: 8612080087, records of Skagit County, Washington
Executed By: Pope & Talbot, Inc.
5. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;
Recorded: December 20, 1988
Auditor's No(s): 8812200042, records of Skagit County, Washington
Executed By: Jerry Hammer and Robert Starry
6. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: May 27, 1993

EXHIBIT "B"Exceptions
(continued)

Auditor's No(s).: 9305270052, records of Skagit County, Washington
 In favor of: State of Washington
 For: Public recreation purposes Centennial Trail Highway 9
 Affects: Parcel B

7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on SKAGIT COUNTY SHORT PLAT NO. 90-82:

Recording No: 9107030007

8. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;

Recorded: October 8, 1999

Auditor's No(s).: 199910080066, records of Skagit County, Washington
 Executed By: A.L.R.T. Corporation and Jerry Hammer

9. Agreement, including the terms and conditions thereof; entered into;
 By: Jerry Hammer; Associated S & L, LLC; David Swint; Dianna Wepler & John Wepler
 And Between: Jerry Hammer; Associated S & L, LLC; David Swint; Dianna Wepler & John Wepler
 Recorded: March 2, 2001
 Auditor's No. 200103020012, records of Skagit County, Washington
 Providing: Water Users Agreement

10. Easement, including the terms and conditions thereof, granted by instrument;
 Recorded: August 29, 2000
 Auditor's No.: 200008290089, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Underground electric system, together with necessary appurtenances

11. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;
 Recorded: April 4, 2000

EXHIBIT "B"Exceptions
(continued)

- Auditor's No(s): 200004040070, records of Skagit County, Washington
Executed By: Associated S & L, LLC
12. Agreement, including the terms and conditions thereof; entered into;
By: Associated S & L, LLC
And Between: Public
Recorded: April 4, 2000
Auditor's No. 200004040069, records of Skagit County, Washington
Providing: Easement Agreement
13. Reservations if any reserved by B.N.R.R. over the right of way portion.
14. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: January 5, 1999
Auditor's No.: 9901050014, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
15. Restrictive Covenant including the terms, covenants and provisions thereof

Recording Date: September 24, 1999
Recording No.: 199909240074
16. Reviewing Author Skagit County Planning and Permit Center Findings of Fact including the terms, covenants and provisions thereof

Recording Date: February 9, 2000
Recording No.: 200002090036
17. Right of Way and Easement including the terms, covenants and provisions thereof

Recording Date: March 12, 2002
Recording No.: 200203120116
18. Timber Sale Agreement including the terms, covenants and provisions thereof

Recording Date: January 1, 1753
Recording No.: 200203260146

Being a re-recording of 200203120115
19. Title Notification including the terms, covenants and provisions thereof

Recording Date: June 19, 2002
Recording No.: 200206190111

EXHIBIT "B"

Exceptions
(continued)

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

Recording Date: January 13, 2005
Recording No.: 200501130005
Matters shown: shed

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