

When recorded return to:
Garrett Martin and Nona Martin
P.O. Box 791
Moroni, UT 84646



201904120052

04/12/2019 11:24 AM Pages: 1 of 6 Fees: \$104.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245409758

CHICAGO TITLE
020037205

STATUTORY WARRANTY DEED

THE GRANTOR(S) David Bryan and Julia Bryan, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to Nona Martin and Garrett Martin, wife and husband

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): 2 SKAGIT COUNTY SHORT PLAT NO. PL02-0221

Tax Account No.: P120877 / 350412-0-009-0200

Tax Parcel Number(s): P120877, 350412-0-009-0200

being ptn.
SE SE 12-35-4
MD

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

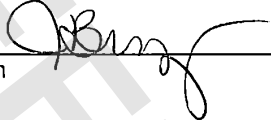
APR 12 2019

Amount Paid \$401.00
By MA Skagit Co. Treasurer Deputy

STATUTORY WARRANTY DEED
(continued)


Dated: March 29, 2019



David Bryan

Julia BryanState of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that David Bryan and Julia Bryan 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: March 29, 2019

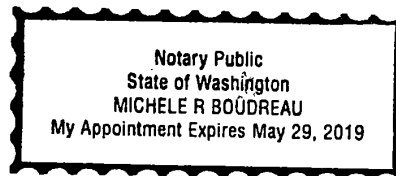
Name: MICHELE R BOUDREAUNotary Public in and for the State of WAResiding at: BellinghamMy appointment expires: May 29, 2019

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): P120877 / 350412-0-009-0200**PARCEL A:**

Lot 2 of SKAGIT COUNTY SHORT PLAT NO. PL02-0221, recorded October 6, 2003, under Auditor's File

No. 200310060073, records of Skagit County, Washington, and being a portion of the Southeast Quarter

of the Southeast Quarter of Section 12, Township 35 North, Range 4 East of the Willamette Meridian. Situated in Skagit County, Washington.

PARCEL B:

An easement for access and utilities as shown on the face of SKAGIT COUNTY SHORT PLAT NO. PL02-0221, recorded October 6, 2003, under Auditor's File No. 200310060073, records of Skagit County,

Washington, and being a portion of the Southeast Quarter of the Southeast Quarter of Section 12, Township 35 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

SPECIAL EXCEPTIONS

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

Granted to: Althea Fyfe
Purpose: Road commonly known as Loch-Haven Drive, access to Lake Fascination, formerly known as Bottomless Lake, and right to use said lake
Recording Date: October 13, 1970
Recording No.: 744523

Agreement by and between E.K. Everett and Mary Anne Everett and various property owners including the terms, covenants and provisions thereof

Recording No.: 596946
Recording No.: 645835
Recording No.: 749451

Protected Critical Area site Plan including the terms, covenants and provisions thereof

Recording Date: July 9, 1999
Recording No.: 9907090010

As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

Exceptions and reservations as contained in instrument A non-exclusive right reserved by the sellers for the right to use said lake for swimming, fishing, boating without a motor and to use and maintain an existing dock on said lake including the terms, covenants and provisions thereof

Recording Date: June 16, 1967
Recording No.: 700763

Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: March 16, 1970
Recording No.: 736943

Agreement for maintenance including the terms, covenants and provisions thereof

Recording Date: October 6, 2003
Recording No.: 200310060072

Aerobic Treatment Unit Service Agreement including the terms, covenants and provisions thereof

Recording Date: February 17, 2004
Recording No.: 200402170174

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. PL02-0221:

Recording No: 200310060073

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated February 26, 2019
between GARRETT + NONA MARTIN ("Buyer")
and David Bryan Julia Bryan ("Seller")
concerning 7779 Frederickson Rd Sedro Woolley WA 98284 (the "Property")
Address City State Zip

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

This disclosure applies to parcels designated or within 1 mile of designated agricultural - land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentication
Garrett Martin 02/26/2019
Buyer 2/26/2019 6:38:53 PM PST Date

Authentication
David Bryan 02/26/2019
Seller 2/26/2019 5:23:03 PM PST Date

Authentication
Nona Martin 02/26/2019
Buyer 2/26/2019 6:40:24 PM PST Date

Authentication
Julia Bryan 02/26/2019
Seller 2/26/2019 4:38:17 PM PST Date

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