


When recorded return to:
Toby A. Adams and Amie M. Adams
13061 Sunday Lane
Mount Vernon, WA 98273


201906250064
06/25/2019 03:36 PM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620038174

CHICAGO TITLE
020038174

STATUTORY WARRANTY DEED

THE GRANTOR(S) Allen N. Martin and Amy M. 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 Toby A. Adams and Amie M. Adams, a married couple

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): Ptn. 9 and 10 Block: 3 BINGHAM ACREAGE

Tax Parcel Number(s): P62194 / 3864-003-010-0001

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX


20192557

JUN 25 2019


Amount Paid \$ 8,549.00
Skagit Co. Treasurer
By *nam* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 21, 2019



Allen N. Martin

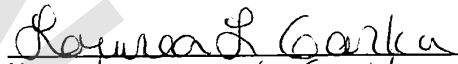


Amy M. Martin

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Allen N. Martin and Amy M. 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: June 25, 2019



Name: Lourea L. Garka
Notary Public in and for the State of wa
Residing at: Arlington
My appointment expires: 10/27/2022

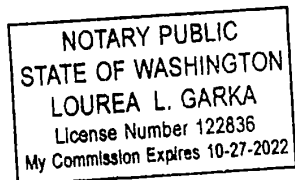


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P62194 / 3864-003-010-0001

PARCEL A:

Lot 10, Block 3, EXCEPT the North 41.22 feet thereof, "BINGHAM ACREAGE", according to the Plat thereof recorded in Volume 4 of Plats, Page 24, records of Skagit County, Washington;

TOGETHER WITH that portion of the vacated road adjacent to said premises which upon vacation reverted to said premises by operation of law;

AND EXCEPT that portion described as follows:

Beginning at the Southwest corner of the aforementioned Lot 10, Block 3;
Thence North 00°03'26" West 209.32 feet to the true point of beginning;
Thence North 00°03'26" West 14.60 feet;
Thence North 21°05'42" East a distance of 8.14 feet;
Thence South 89°58'33" East, a distance of 184.63 feet;
Thence South 00°02'20" East 22.40 feet'
Thence North 89°58'33" West 189 feet, more or less, to the true point of beginning;

Situated in Skagit County, Washington

PARCEL B:

The West 2.43 feet of the South 209.32 feet of Lot 9, Block 3, "BINGHAM ACREAGE", according to the Plat thereof recorded in Volume 4 of Plats, Page 24, records of Skagit County, Washington;

TOGETHER WITH that portion of vacated road described as follows:

Beginning at the Southeast corner of Lot 10, Block 3, "BINGHAM ACREAGE", according to the Plat thereof recorded in Volume 4 of Plats, Page 24, records of Skagit County, Washington;
Thence South along the East boundary of said Lot 10, extended, 20 feet;
Thence South 89°58'33" East 2.43 feet;
Thence Northward parallel to the East line of Lot 10, Block 3, extended 20 feet;
THENCE Westerly to the point of beginning.

Situated in Skagit County, Washington

EXHIBIT "B"
Exceptions

1. 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: February 6, 1996
Recording No.: 9602060082

2. Notice of On-Site Sewage System Maintenance Agreement Requirement including the terms, covenants and provisions thereof

Recording Date: September 14, 2009
Recording No.: 200909140115

3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

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

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 May 22, 2019
between Amie M Adams Toby A Adams
Buyer Buyer ("Buyer")
and Amy Martin Nathan Martin
Seller Seller ("Seller")
concerning 13061 Sunday Lane
Address City State Zip Mount Vernon WA 98273 (the "Property")

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.

Amie M Adams 05/22/2019
Buyer 4:03:00 PM PDT Date

Toby A Adams 05/22/2019
Buyer 4:05:08 PM PDT Date

Amy Martin 6/25/19
Seller 5/22/19 Date

Nathan Martin 5/22/19
Seller 6/25/19 Date