

**When recorded return to:**  
Gunnar Martin and Stacy Martin  
7310 Pressentin Ranch Drive  
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2019-5119

Nov 22 2019

Amount Paid \$3387.00  
Skagit County Treasurer  
By Marissa Guerrero Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620040726

**CHICAGO TITLE**

W20040726

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Raymond P. Tompkins, Trustee of the Raymond P. Tompkins and Dolly L. Tompkins Revocable Living Trust, Dated January 18, 2018

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Gunnar Martin and Stacy Martin, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 4 of SKAGIT COUNTY SHORT PLAT NO. PL04-0308, as approved December 3, 2004, and recorded December 3, 2004 under Auditor's File No. 200412030118, records of Skagit County, Washington; being a portion of the Southeast Quarter of the Southwest Quarter of Section 6, Township 35 North, Range 5 East of the Willamette Meridian.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P122355 / 350506-0-021-0500

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: November 14, 2019

Raymond P. Tompkins and Dolly L. Tompkins Revocable Trust dated

BY: [Signature]  
Raymond P. Tompkins  
Trustee

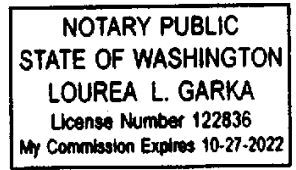
State of WASHINGTON  
County of SNOHOMISH

I certify that I know or have satisfactory evidence that Raymond P Tompkins

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustee of Raymond P. Tompkins and Dolly L. Tompkins Revocable Trust dated January 18, 2018 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: November 22, 2019

[Signature]  
Name: Laurea L. Garka  
Notary Public in and for the State of WA  
Residing at: Arlington  
My appointment expires: 10/27/2022



**EXHIBIT "A"**  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: September 14, 1956  
Auditor's No(s): 541514, records of Skagit County, Washington  
In favor of: The Pacific Pipeline Corporation, a Delaware Corporation  
For: Construct, maintain, etc. a pipeline  
Affects: 75 foot strip, the exact location of which is not disclosed on the record
  
2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: December 13, 1965  
Auditor's No(s): 675911, records of Skagit County, Washington  
In favor of: El Paso Natural Gas Company  
For: Right to locate, construct, maintain, etc., with the right of ingress and egress to and from a  
cathodic protection station, also the right to construct driveways, utility lines  
and drain tile lines  
across the right-of-way herein granted  
Affects: Exact location not disclosed on the record
  
3. Exceptions and reservations as contained in Deed;  
Recorded: July 6, 1907  
Auditor's No.: 63009, records of Skagit County, Washington  
As Follows: Excepting, however, from the operation of this deed, its successors and assigns all mineral  
and mineral oils in, or under any of said lands, whether said mineral or mineral  
oils are now  
known, or shall hereafter be discovered without, however, any right of the  
party of the first  
part, its successors or assigns in, to or upon the surface of any of the said  
lands
  
4. 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. PL04-0308:  
  
Recording No: 200412030118
  
5. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: December 3, 2004  
Auditor's No(s): 200412030119, records of Skagit County, Washington

**EXHIBIT "A"**

Exceptions  
(continued)

In favor of: Skagit County  
For: Protected Critical Area  
Affects: Various portions of said short plat

6. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants 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 applicable law;  
Recorded: December 30, 2004  
Auditor's No(s): 200412030120, records of Skagit County, Washington  
Executed By: Raymond Tompkins et al

7. 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, 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 in the document

Recording Date: April 7, 2008  
Recording No.: 200804070095

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

Granted to: Puget Sound Energy, Inc.  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: July 23, 2013  
Recording No.: 201307230030

9. 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: October 31, 2018  
Recording No.: 201810310117

Revision under Recording No. 201906100170

10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance

**EXHIBIT "A"**

Exceptions  
(continued)

thereof; Indian treaty or aboriginal rights.

11. The Land has been classified as Farm and Agricultural and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:

Recording Date: January 5, 1972  
Recording No.: 762613

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.

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

**John L. Scott**  
REAL ESTATE

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

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

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated November 07, 2019  
between Gunnar Martin Stacy Martin ("Buyer")  
Buyer Buyer  
and Tompkins Revocable Trust ("Seller")  
Seller Seller  
concerning 24072 Trinity 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.

Authenticated  
Gunnar Martin 11/07/2019  
Buyer 8:08:18 PM PST Date

Authenticated  
Stacy Martin 11/08/2019  
Buyer 7:30:43 AM PST Date

  
Seller Date 11/22/19  
Date 11/08/19