

When recorded return to:

Allen N. Martin and Amy M. Martin  
PO Box 525  
Clear Lake, WA 98235

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2020-2304  
Jun 26 2020  
Amount Paid \$3298.00  
Skagit County Treasurer  
By Marissa Guerrero Deputy

**STATUTORY WARRANTY DEED**

GNW 20-5621

THE GRANTOR(S) Clan 2002 LLC, a Limited Liability Company, ,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Allen N. Martin and Amy M. Martin, a married couple

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

Abbreviated legal description: Property 1:  
Portions of Sections 28, 29 and 33 of Township 35 North, Range 5 East. W.M.

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): P40541, P40584, P40319, P40335, P40320

Dated: 6/25/2020

Clan 2002 LLC, a Limited Liability Company

By: *Laurence Peterson*  
Laurence Peterson, Managing Member

By: *Carol Peterson* managing member  
Carol Peterson, Managing Member

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STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Laurence Peterson and Carol Peterson, Managing Members of Clan 2002 LLC and 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 the instrument.

Dated: 25 day of June, 2020

Theresa R Johnson  
Signature  
Notary  
Title

My appointment expires: 4/29/23



**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: Panorama Place, Sedro-Woolley, WA 98284  
Tax Parcel Number(s): P40541, P40584, P40319, P40335, P40320

**Property Description:**

**PARCEL "A":**

Government Lots 13 and 14 in Section 28, Township 35 North, Range 5 East W.M., EXCEPT those portions conveyed to Skagit County for highway purposes by deeds dated July 31, 1946, November 12, 1948 and May 6, 1963, recorded October 27, 1947, March 19, 1949 and May 6, 1963 as Auditor's File Nos. 410435, 429111 and 635523.

**PARCEL "B":**

Government Lot 6 in Section 29, Township 35 North, Range 5 East W.M., EXCEPT those portions conveyed to Skagit County for highway purposes by Deeds dated July 31, 1946, November 12, 1949 and March 6, 1965, recorded October 27, 1947, March 18, 1949 and March 8, 1965, as Auditor's File Nos. 410435, 429111 and 663059.

**PARCEL "C":**

That portion of the North 1/4 of Section 33, Township 35 North, Range 5 East W.M., described as follows:

Beginning at the Northwest corner of said Section 33; thence North 88°26'49" East along the North line of said Section 33, a distance of 2788.12 feet to the North one quarter of said section; thence continuing North 88°26'49" East along said North line, 728.13 feet; thence South 00°33'37.11 West 910 feet; thence South 89°19'42" West, 2504.48 feet thence North 00°47'30" West, 269.48 feet; thence South 89°25'29" West, 990 feet to the West line of said Section 33; thence North 00°47'30" West along said West line, 584.5 feet to the point of beginning; EXCEPT that portion deeded to Skagit County for highway purposes.

**PARCEL "D":**

That portion of the Northwest 1/4 of Section 33, Township 35 North, Range 5 East, W.M., described as follows:

Commencing at the Southwest corner of said Northwest 1/4;  
thence North 0°18'51" West (called North 0°47'30" West on previous descriptions), along the West line of said Northwest 1/4, for a distance of 1,570.00 feet to the POINT OF BEGINNING;  
thence continue North 0°18'51" West for a distance of 440.00 feet; thence North 89°55'08" East (called North 89°25'29" East on previous descriptions), parallel with the South line of said Northwest 1/4, for a distance of 990.00 feet;  
thence South 0°18'51" East (called South 0°47'30" East on previous descriptions), parallel with the West line of said Northwest 1/4, for a distance of 440.00 feet to a point bearing North 89°55'08" East from the POINT OF BEGINNING;  
thence South 89°55'08" West, parallel with the South line of said Northwest 1/4, for a distance of 990.00 feet to the POINT OF BEGINNING. (Also known as Tracts 15 and 16 of unrecorded Plat of Steelhead Bend).

TOGETHER WITH a non-exclusive easement 100 feet in width for ingress, egress and utilities over and across Section 33, Township 35 North, Range 5 East, W.M., the centerline of which is described as follows:

Commencing at the East 1/4 corner of said Section 33;  
thence South 89°25'29" West, along the East-West centerline of said Section 33, a distance of 1,000.00 feet;  
thence South 3°00'16" West, 505 feet, more or less, to a point on the North line of the County Road known as the

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Old Day Creek Road, said point also being the POINT OF BEGINNING of herein described centerline; thence North 3°00'16" East 505 feet, more or less, to the East-West centerline of said Section 33; thence continuing North 3°00' 16" East 250.43 feet; thence South 89°25'29" West, parallel to said East-West centerline of Section 33, a distance of 420.00 feet; thence North 0°33'37" East 410.00 feet ; thence South 89°25'29" West, parallel to said East-West centerline of Section 33, a distance of 2,850 feet to the terminus of herein described centerline.

ALSO TOGETHER WITH a non-exclusive easement for ingress and egress and utilities over, under and upon a tract of land 60 feet in width lying 30 feet on each side of the following described centerline, described as follows; Commencing at the West 1/4 corner of said Section 33; thence North 89° 55' 08" East along the East-West centerline of said Section 33, a distance of 990.00 feet; thence North 0° 18' 51" West parallel with the West line of the Northwest 1/4 of said Section 33, a distance of 660.00 feet to the TRUE POINT OF BEGINNING; thence continue North 0° 18' 51" West, a distance of 550.64 feet; thence North 53° 25', a distance of 601.81 feet to the terminus of said described line.

**EXHIBIT B**

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1. Lot certification, including the terms and conditions thereof, recorded 12/26/2019 as Auditor's File No. 201912260008. Reference to the record being made for full particulars. The company makes no determination as to its affects. Affects: Parcel "D".  
Said document is a rerecording of AFN 201912060015.

2. Regulatory notice/agreement regarding Protected Critical Area Site Plan that may include covenants, conditions and restrictions affecting the subject property, recorded 11/05/2019 as Auditor's File No. 201911050063 . Affects: Parcel "D".

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

3. 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 named Survey recorded 10/09/2008 as Auditor's File No. 200810090004. Affects: Parcel "C".

4. Easement, affecting a portion of subject property for the purpose of Power lines and related uses including terms and provisions thereof granted to US Department of Energy -BPA- recorded 05/14/1998 as Auditor's File No. 9805140076. Affects: Parcel "C"

5. 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 named Survey recorded 11/21/1997 as Auditor's File No. 9711210085. Affects: Parcel "D".

6. Easements granted and reserved in various documents of record including but not limited to those recorded as Auditor's File Nos. 810950, 868891, 868874, 8011100008 and 201808140090 for ingress, egress and utilities.

7. Easement, affecting a portion of subject property for the purpose of Power lines and related facilities including terms and provisions thereof granted to United States of America recorded 05/27/1971 as Auditor's File No. 753297. Affects: Parcel "C".

8. Easement, affecting a portion of subject property for the purpose of Flood control improvements or drainage including terms and provisions thereof granted to Skagit County recorded 06/06/1967 as Auditor's File No. 700330. Affects: Parcel "C".

9. Reservations, provisions and/or exceptions contained in instrument executed by Sound Timber Company, recorded 11/13/1911 as Auditor's File No. 87533 (87 D 414).  
Said reserved mineral rights are now held by Skagit County. Affects: Parcel "A".

10. Easement, affecting a portion of subject property for the purpose of water pipeline including terms and provisions thereof granted to Skagit Improvement Company recorded 07/01/1905 as Auditor's File No. 52709.

11. Reservations, provisions and/or exceptions contained in instrument executed by C.E. Bingham, et ux,, recorded 12/08/1902 as Auditor's File No. 42315 (48 D 330).  
Affects: a portion of Parcels "C" and "D".

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Said mineral reservations are now held by Skagit County.

12. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the Skagit River, or its banks, or which may result from such change in the future. Affects: Parcels "A" and "B".

13. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

14. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of Skagit River.

21. Said lands have been reclassified as Forest Land by Application for Designation of Forest Land, recorded 02/05/1986 as Auditor's File No. 8602050038 for tax purposes, notice of which is given by instrument as herein set forth. They will be subject to further taxation and interest thereupon as provided by chapter 84.34 and 84 R.C.W. upon withdrawal from such classification or change in use. Affects: Parcel "D".

22. Said lands have been reclassified as Forest Land by Application for Designation of Forest Land, recorded 10/03/1991 as Auditor's File No. 9110030025 for tax purposes, notice of which is given by instrument as herein set forth. They will be subject to further taxation and interest thereupon as provided by chapter 84.34 and 84 R.C.W. upon withdrawal from such classification or change in use. Affects: Parcels "A", "B", and "C".