

When recorded return to:

Ellen R. Martin and Karl de Jong
1030 Warner Street
Sedro Woolley, WA 98284

STATUTORY WARRANTY DEED

GNW 20-7018

THE GRANTOR(S) Sarah Emlee Martinez and Kyle James Martinez, wife and husband, ,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Ellen R. Martin, a single woman and Karl de Jong, a single man, as joint tenants

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:
Lot 16, Fidalgo Orchard

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): P76427

Dated: Sept. 16th, 2020

Sarah Emlee Martinez
Sarah Emlee Martinez

Kyle James Martinez
Kyle James Martinez

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3798

Sep 22 2020

Amount Paid \$5765.00
Skagit County Treasurer
By Bridget Ibarra Deputy

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Sarah Emlee Martinez and Kyle James Martinez is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 16th day of September, 2020

Theresa R Johnson
Signature

Notary
Title

My appointment expires: 4-29-23



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 1101 Fidalgo Street, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P76427

Property Description:

Lot 16, "FIDALGO ORCHARD", as per plat recorded in Volume 9 of Plats, page 90, records of Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 20-7018-TJ

Page 3 of 4

EXHIBIT B

20-7018-TJ

1. 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 Fidalgo Orchard recorded as Auditor's File No. Volume 9, Page 90.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

2. Easement affecting a portion of property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded May 5, 1970, as Auditor's File No. 738604.