

When recorded return to:

William Lewis Martin and Linda Joy Martin,
1807 Copper Pond Place
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-4017
Oct 02 2020
Amount Paid \$8610.20
Skagit County Treasurer
By Marissa Guerrero Deputy

STATUTORY WARRANTY DEED

GNW 20-7354

THE GRANTOR(S) Robert A. Hughes, as his separate estate,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to William Lewis Martin and Linda Joy Martin, Trustees of the William Lewis Martin and Linda Joy Martin Trust dated October 18, 2018

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

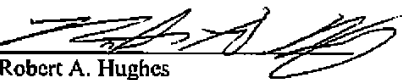
FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description:
Lot 13, COPPER POND PUD

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): P108182/4661-000-013-0000

Dated: SEP 29 20


Robert A. Hughes

Statutory Warranty Deed
LPB 10-05

Order No.: 20-7354-KS

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STATE OF WASHINGTON
COUNTY OF SKAGIT

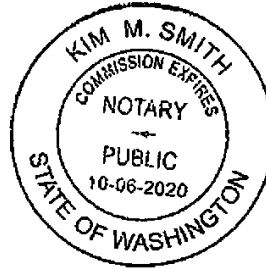
I certify that I know or have satisfactory evidence that Robert A. Hughes is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 30 day of September, 2020

Kim M. Smith
Signature

Notary
Title

My appointment expires: 10-6-2020



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 1807 Copper Pond Place, Anacortes, WA 98221
Tax Parcel Number(s): P108182

Property Description:

Lot 13, "PLAT OF COPPER POND PLANNED UNIT DEVELOPMENT", as per plat thereof recorded in Volume 16 of Plats, pages 70 through 72, records of Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

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EXHIBIT B

20-7354-KS

1. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Anacopper Copper Mining Company

Recorded: March 5, 1930, Volume 153 of Deeds, Page 158

Purpose: Road Purposes

Area Affected: Right-of-way 40 feet in width, the exact location of which is undisclosed on the record

2. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power and Light Company, a Corporation

Recorded: August 17, 1962

Auditor's No: 625248

Purpose: Transmission Line

Area Affected: The exact location of which is undisclosed on the record

3. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power and Light Company

Recorded: August 17, 1962

Auditor's No: 625249

Purpose: Transmission Line

Area Affected: The exact location of which is undisclosed on the record

4. The interest of the City of Anacortes for a 60-foot right-of-way for road purposes, as disclosed on the face of Surveys referred to in the caption herein, and recorded under Auditor's File Nos. 877240 and 879264.

5. Affect, if any, on the subject property by reason of Surveys recorded under Auditor's File Nos. 879264, 877240 and 8807190076, the Company having made no determination as to its affect on the boundaries of the subject property.

6. AVIGATION EASEMENT:

Grantee: Port of Anacortes

Dated: September 11, 1995

Recorded: September 11, 1995

Auditor's No: 9509110140

Area Affected: A perpetual, non-exclusive easement for the free and unobstructed use and passage of all types of aircraft, over, across and through the airspace in excess of 70 feet above the property or in the vicinity of the property

7. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Copper Pond Planned Unit Development

Recorded: September 11, 1995

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Auditor's No: 9509110092

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".

8. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: September 11, 1995

Recorded: September 11, 1995

Auditor's No: 9509110141

Executed by: Creekside Village Development

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: October 26, 1996 and October 30, 1997

Recorded: March 20, 1997 and December 17, 1997

Auditor's Nos.: 9703200089 and 9712170015