

**POOR ORIGINAL**

When recorded return to:

Rosanne M. Paul  
12908 Lost Mine Way  
Grass Valley, CA 95945

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2021-665  
Feb 16 2021  
Amount Paid \$8495.60  
Skagit County Treasurer  
By Chelsea Stalcup Deputy

GNW 20-9162

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Steven E. Martin, as his separate estate, 15946 Lange Road, Mount Vernon, WA 98273,  
\*and Alice M. Martin, spouse  
for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Rosanne M. Paul, an unmarried person

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:  
Section 30, Township 34 North, Range 5 East - NW NE

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): P30490 and P30489

Dated: 2-~~22~~<sup>12</sup>-2021

*Steven E. Martin*  
Steven E. Martin

*Alice M. Martin*  
Alice M. Martin

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STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Steven E. Martin and Alice M. Martin 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: 12 day of February, 2021

*Crystal Deen*  
Signature

Notary  
Title

My appointment expires: 10-13-2024



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**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 24725 Gunderson Road, Mount Vernon, WA 98273  
Tax Parcel Number(s): P30490 and P30489

**Property Description:**

**Parcel A:**

That portion of the North 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 30, Township 34 North, Range 5 East, W.M., described as follows:

Beginning at the intersection of the East line of said subdivision and the North right of way line of Gunderson Road;  
thence North along said East line a distance of 257 feet;  
thence West a distance of 320 feet;  
thence South to the North right of way line of Gunderson Road;  
thence East along said right of way line to the point of beginning;

EXCEPT the East 20 feet thereof conveyed to Skagit County for road purposes by Deed recorded under Auditor's File No. 683147; ALSO EXCEPT those certain two old railroad grades 40 feet wide to be used for public road purposes, as referred to and excepted in Deed from Clear Lake Lumber Company and H. C. Peters and Gertrude Peters, husband and wife, recorded August 11, 1925, in Volume 137 of Deeds, page 386, under Auditor's File No. 186423, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

**Parcel B:**

The North 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 30, Township 34 North, Range 5 East, W.M.;

EXCEPT those portions conveyed to Skagit County for road purposes by deeds recorded May 26, 1925 and September 14, 1966 in Volume 137 of Deeds, page 4, and under Auditor's File No. 688147, and EXCEPT those certain two old railroad grades 40 feet wide to be used for public road purposes, as referred to and excepted in deed from Clear Lake Lumber Company and H. C. Peters and Gertrude Peters, husband and wife, recorded August 11, 1925 in Volume 137 of Deeds, page 386, under Auditor's File No. 186423,

ALSO EXCEPT the following described tract:

Beginning at the intersection of the East line of said subdivision and the North right of way line of Gunderson Road; thence North along said East line a distance of 257 feet; thence West a distance of 320 feet; thence South to the North right of way line of Gunderson Road; thence East along said right of way line to the point of beginning.

Situate in the County of Skagit, State of Washington.

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**EXHIBIT B**  
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**1. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:**

Grantee: Puget Sound Power & Light Company  
Recorded: April 15, 1925  
Auditor's File NO.: 182770  
Purpose: Electric Line  
Area Affected A 50 foot strip running North to South - across the subject property

Said easement includes prohibitions against blasting within 300 feet.

**2. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:**

Grantee: Puget Sound Power & Light Company  
Recorded: January 7, 1952  
Auditor's File NO.: 430873  
Purpose: Electric Lines  
Area Affected: A portion of the subject property

**3. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:**

Grantee: Puget Sound Power & Light Company  
Auditor's File NO.: 470872  
Purpose: Electric Lines  
Area Affected: A portion of the subject property

**4. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:**

Grantee: Pacific Northwest Pipeline Corporation  
Recorded: September 14, 1956  
Auditor's File NO.: 541511  
Purpose: Gas Pipeline  
Area Affected: A portion of the subject property

Said easement was amended by instrument recorded as Auditor's File No. 739075 and 200207310148.

**5. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:**

Grantee: Puget Sound Power & Light Company  
Recorded: August 21, 1982  
Auditor's File NO.: 8208310024  
Purpose: Right to construct, maintain, repair, replace, and enlarge one or more electric transmission and/or distribution lines  
Area Affected: A portion of the subject property

6. Regulatory notice/agreement regarding On-Site Sewage System Status Requirements that may include covenants, conditions and restrictions affecting the subject property, recorded February 22, 1994 as Auditor's File No. 9402220057 .

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

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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.

7. Lot certification, including the terms and conditions thereof, recorded January 16, 2014 as Auditor's File No. 201401160088. Reference to the record being made for full particulars. The company makes no determination as to its affects.

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