

202103110219

03/11/2021 03:12 PM Pages: 1 of 6 Fees: \$108.50
Skagit County Auditor, WA

When recorded return to:
Scott Martin
1415 Horton Lane
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-1041
Mar 11 2021
Amount Paid \$8806.00
Skagit County Treasurer
By Chelsea Stalcup Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620045877

CHICAGO TITLE
620045877

STATUTORY WARRANTY DEED

THE GRANTOR(S) Warner P. Lucas and Galina G. Lucas, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Scott Martin, a married man as his separate estate

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

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

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

PTN. SE SW, SEC. 15-34-4E, W.M.

Tax Parcel Number(s): P24789/ 340415-0-015-0002

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: March 4, 2021

Warner P Lucas
Warner P. Lucas

Galina G. Lucas
Galina G. Lucas

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Warner P Lucas and Galina G Lucas
~~is~~ ~~are~~ ~~the person(s)~~ who appeared before me, and said ~~person(s)~~ acknowledged that
(he/she/~~he~~) signed this of instrument and acknowledged it to be (his/her/~~he~~) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: March 08, 2021

NOTARY PUBLIC
STATE OF WASHINGTON
ALYSIA HUDSON
License Number 183699
My Commission Expires 03-01-2024

Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of WA
Residing at: Arington
My appointment expires: 03.01.2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P24789/ 340415-0-015-0002

Parcel "A":

That portion of the Northeast 1/4 of the Southwest 1/4 of Section 15, Township 34 North, Range 4 East Willamette Meridian, described as follows:

Beginning at a point on the South line of said subdivision, that is 434 feet East of the Southwest corner thereof; thence Northerly along a line which would intersect the South line of the former Puget Sound and Cascade Railway Company right-of-way, at a point 412 feet Easterly of the intersection of said South line with the West line of said Northeast 1/4 of the Southwest 1/4, a distance of 587.5 feet; thence West 150 feet; thence Southerly to a point on the South line of said subdivision that is 150 feet West of the point of beginning; thence East to the point of beginning.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across a strip of land approximately 16 feet in width, described as follows:

Beginning at a point on the South line of the County road which runs along the North line of said subdivision, 406 feet East of the West line of said subdivision; thence due South to the North line of the Puget Sound and Cascade Railway; thence East along said North line a distance of 16 feet; thence due North to a point on the South line of said County road which is 422 feet East of the West line of said subdivision; thence West along said South line 16 feet to the point of beginning.

ALSO, TOGETHER WITH a non-exclusive easement for ingress and egress and utilities over the Easterly 16 feet of the following described tract:

That portion of the Northeast 1/4 of the Southwest 1/4 of Section 15, Township 34 North, Range 4 East Willamette Meridian, lying East of the East line of that certain tract conveyed to Keith S. Johnson, et ux., by Deed recorded May 15, 1978, under Auditor's File No. 879518, South of the North line of the abandoned Puget Sound and Cascade Railway, North of the North line of that certain tract sold to James R. Burns, et ux., by instrument dated September 7, 1967 and recorded September 22, 1967, under Auditor's File No. 704744, extended East and West of the following described line:

Beginning at a point on the South line of the County road which runs along the North line of said subdivision, 406 feet East of its intersection with the West line of said subdivision; thence due South to the North line of the Puget Sound and Cascade Railway; thence East along said railway a distance of 16 feet to the true point of beginning of the line to be described; said point being on the West line of that certain tract of land conveyed to Robert Shaffer, et ux., by Deed dated July 25, 1957, and recorded August 6, 1957, under Auditor's File No. 554570, Records of Skagit County, Washington; thence South along said Shaffer Tract to the Northwest corner of that certain tract conveyed to Robert E. Shaffer, et ux., by Deed recorded April 12, 1965 under Auditor's File No. 664712, Records of Skagit County, Washington; thence South along said Shaffer Tract to the Easterly extension of the North line of said Burns Tract and the terminal point of said line.

Situate in the County of Skagit, State of Washington.

Parcel "B":

EXHIBIT "A"
Legal Description
(continued)

That portion of the Northeast 1/4 of the Southwest 1/4 of Section 15, Township 34 North, Range 4 East Willamette Meridian, lying East of the East line of that certain tract of land conveyed to Keith S. Johnson, et ux., by Deed recorded May 15, 1978, under Auditor's File No. 879518, and East of the East line of that certain tract of land sold to James R. Burns, et ux., by instrument dated September 7, 1967, and recorded September 22, 1967, under Auditor's File No. 704744, and lying South of the North line of the abandoned Puget Sound and Cascade Transportation Co., (formerly Puget Sound and Cascade Railway Co.) conveyed to Lloyd E. Nelson, by Deed recorded March 30, 1945, under Auditor's File No. 379200, Records of Skagit County, Washington, and lying North of the North line of that certain tract of land sold to William Walker, et ux., by instrument recorded January 31, 1966, under Auditor's File No. 678101, Records of Skagit County, Washington, and North of said North line extended West and lying Westerly of the following described line:

Beginning at a point on the South line of the County road which runs along the North line of said subdivision, 406 feet East of its intersection with the West line of said subdivision; thence due South to the North line of the Puget Sound and Cascade Railway; thence East along said railway a distance of 16 feet to the true point of beginning of the line to be described; said point being on the West line of that certain tract of land conveyed to Robert Shaffer, et ux., by Deed dated July 25, 1957 and recorded August 6, 1957, under Auditor's File No. 554570, Records of Skagit County, Washington; thence South along said Shaffer Tract to the Northwest corner of that certain tract conveyed to Robert E. Shaffer, et ux., by Deed recorded April 12, 1965, under Auditor's File No. 664712, Records of Skagit County, Washington; thence South along said Shaffer Tract to the Westerly extension of the North line of the William Walker Tract as described in Instrument recorded under Auditor's File No. 678101, Records of Skagit County, Washington, or until the Shaffer Tract intersects the East line of the James R. Burns Tract as set forth above, whichever occurs first, and the terminus of said line.

EXCEPTING from the above described premises, that portion thereof lying North of that certain tract conveyed to James R. Burns, et ux., by Deed dated September 7, 1967, and recorded September 22, 1967, under Auditor's File No. 704744, extended East.

Situate in the County of Skagit, State of Washington.

Parcel "C":

That portion of the Northeast 1/4 of the Southwest 1/4 of Section 15, Township 34 North, Range 4 East Willamette Meridian, described as follows:

Beginning at point on the South line of said subdivision that is 434 feet East of the Southwest corner thereof; thence Northerly along a line which would intersect the South line of the former Puget Sound and Cascade Railway Company right-of-way at a point 412 feet Easterly of the intersection of said South line with the West line of said Northeast 1/4 of the Southwest 1/4, which line bears North 2° 58' 11" West, a distance of 587.5 feet to the Northeast corner of that certain tract sold to James R. Burns, et ux., by instrument dated September 7, 1967 and recorded September 22, 1967, under Auditor's File No. 704744, Records of Skagit County, Washington, and which point is the true point of beginning of this property description; thence North 89° 24' 04" West along the North line of said James R. Burns Tract, and said North line extended, said North line being also the South line of that tract of land

EXHIBIT "A"
Legal Description
(continued)

conveyed to Gary L. Curry and Jandraleen L. Curry, husband and wife, by instrument dated May 31, 1988 and recorded June 1, 1988, under Auditor's File No. 8806010027, Records of Skagit County, Washington, a distance of 150.25 feet to the Northeasterly corner of Lot 15 of "THUNDERBIRD EAST THIRD ADDITION", as recorded June 17, 1983, in Volume 13 of Plats, Pages 69 and 70, under Auditor's File No. 8306170021; thence North 2° 59' 39" West along the Northerly projection of the East line of said Lot 15 of the plat of "THUNDERBIRD EAST THIRD ADDITION", a distance of 12.02 feet; thence South 89° 24' 04" East along a line which is parallel to and 12.00 feet North of and at right angles to the North line of said James R. Burns Tract, a distance of 172.92 feet, more or less, to the West line of that tract of land conveyed to Robert Shaffer, et ux., by Deed recorded April 12, 1965 under Auditor's File No. 664712, Records of Skagit County, Washington, being also the East line of said Gary L. Curry Tract; thence South 0° 20' 41" West along the West line of said Shaffer Tract, a distance of 12.00 feet, more or less, to a point on the Easterly extension of the North line of said James R. Burns Tract, said point being also the Southeast corner of said Gary L. Curry Tract; thence North 89° 24' 04" West along said Easterly extension of the North line of said James R. Burns Tract, a distance of 21.97 feet, more or less, to the true point of beginning.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. Provisions against blasting as contained in instrument
Recording Date: March 7, 2015
Recording No.: 220833
2. Water Agreement, including the terms and conditions thereof,
Recording Date: October 8, 1954
Recording No.: 507657

Assignment of water agreement recorded under recording number 554886
3. Easement(s), including the terms and conditions thereof, granted by instrument(s);
Recording Date: July 7, 1961
Recording Nos: 608564 and 608565
In favor of: Public Utility District No. 1 of Skagit County
For: Waterlines
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Mount Vernon
Purpose: Drainage facilities
Recording Date: December 9, 1976
Recording No.: 847237
5. Terms and conditions of Boundary Line Adjustment Quit Claim Deed

Recording Date: August 4, 1989
Recording No.: 8908040037
6. 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 Survey:

Recording No: 200505180106
7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by City of Mount Vernon.