

When recorded return to:

Caroline D. Moyer-Martin and John S. Martin  
17464 Dunbar Road, Unit 1  
Mount Vernon, WA 98273

GNW 21-10747

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Yoke Fong Lau who acquired title as Yoke Fong L. Heady, as her separate estate., 1525 Northwest 57th Street, Unit 414, Seattle, WA 98107,

for and in consideration of ~~ten dollars and other valuable consideration as part of a 1031 tax deferred exchange~~ John Martin and Caroline Moyer Martin<sup>RS</sup> in hand paid, conveys, and warrants to ~~Caroline D. Moyer-Martin and John S. Martin, a married couple~~ husband and wife 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:  
Unit 1, Dunbar Manor Condo

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): P106813

Dated: 5-10-21

Yoke Fong Lau  
Yoke Fong Lau

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2077

May 10 2021

Amount Paid \$5477.00  
Skagit County Treasurer  
By Heather Beauvais Deputy

STATE OF WASHINGTON  
COUNTY OF *Skaagit*

I certify that I know or have satisfactory evidence that Yoke Fong Lau 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: *28<sup>th</sup>* day of *April*, 2021

*Theresa R Johnson*  
Signature

*Notary*  
Title

My appointment expires: *4-29-23*



**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 17464 Dunbar Road, Unit 1, Mount Vernon, WA 98273  
Tax Parcel Number(s): P106813

**Property Description:**

Unit 1, Condominium, Dunbar Manor, a condo according to the Declaration thereof recorded under Auditor's File No. 9502140039 AND Survey Map and Plans thereof recorded in Volume 16 of Plats, page 28, records of Skagit County, Washington; being a portion of Tract C of Skagit County Short Plat No. 28-76, approved July 15, 1976, and recorded July 16, 1976, in Volume 1 of Short Plats, page 150, under Auditor's File No. 839197, records of Skagit County, Washington; being a portion of the West Half of the Northwest Quarter of the Northeast Quarter of Section 24, Township 34 North, Range 3 East of the Willamette Meridian.

Situate in Skagit County, Washington.

Statutory Warranty Deed  
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**EXHIBIT B**

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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 Dunbar Manor, a Condominium recorded February 14, 1995 as Auditor's File No. 199502140038.

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. 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 in Section 24, TWP 34 N, R 3 E, W.M. recorded July 16, 1976 as Auditor's File No. 839197.

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".

3. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Theodore Van Zanden, Jr., and Carol Anna Van Zanden, husband and wife, recorded February 14, 1995 as Auditor's File No. 199502140039.

4. Terms, provisions, requirements and limitations contained in the Washington Condominium Act, Chapters 43 and 428, Laws of 1989 (R.C.W. 64.34) and the Horizontal Property Regimes Act, Chapter 156, Laws of 1963 (R.C.W. 64.32), each as may be hereafter amended. The Company calls attention to provisions contained in the Washington Condominium Act (RCW 64), the Horizontal Property Regimes Act (R.C.W. 64.32) and Senate Bill 6175 Washington Uniform Common Interest Ownership Act requiring delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate"

Statutory Warranty Deed  
LPB 10-05

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