

When recorded return to:

Andrew R. Martin and Victoria Louise Stowe  
8719 Sobek Lane  
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20242588  
Oct 17 2024  
Amount Paid \$7045.00  
Skagit County Treasurer  
By Lena Thompson Deputy

GNW 24-21257-KH **STATUTORY WARRANTY DEED**

THE GRANTOR(S) Duane E. Johnston and Lisa L. Johnston, husband and wife,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Andrew R. Martin, a single man, and Victoria Louise Stowe, an unmarried woman

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

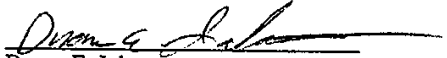
FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF. PG. 3

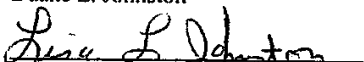
Abbreviated legal description: Property 1:  
Section 15, Township 35 North, Range 8 East - NE SE

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): P43972/350815-4-005-0019

Dated: 10-16-24

  
Duane E. Johnston

  
Lisa L. Johnston

Statutory Warranty Deed  
LPB 10-05

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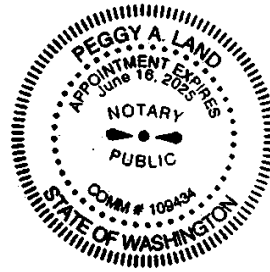
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 16 day of October, 2024 by Duane E. Johnston and Lisa L. Johnston.

*Peggy A. Land*  
Signature

Notary  
Title

My commission expires: June 16, 2025



**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 8719 Sobek Lane, Concrete, WA 98237  
Tax Parcel Number(s): P43972/350815-4-005-0019

**Property Description:**

That portion of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 15, Township 35 North, Range 8 East, W.M., described as follows:

Beginning at a point on the North line of the Concrete-Sauk Valley Road that is 375 feet West of the Southeast corner of said subdivision, said point also being the Southwest corner of that parcel conveyed by instrument recorded on November 1, 1972, under Auditor's File No. 776183, records of Skagit County and the true point of beginning;

thence North along the West line of said parcel to the Northwest corner thereof;  
thence continue North on said West line projected North for a distance of 45 feet;  
thence North 90° West to the East line of a road known as Sobek Lane;  
thence South along said East line to the North line of the Concrete-Sauk Road;  
thence East along said North line to the point of beginning.

Situate in the County of Skagit, State of Washington.

Statutory Warranty Deed  
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**EXHIBIT B**

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9. Exceptions and reservations contained in Deed;

From: Federal Land Bank of Spokane

Recorded: September 23, 1939

Auditor's No.: 317248, records of Skagit County, Washington

As Follows: Reserving from the above described lands 50% of all minerals, including oil and gas, in or under said land unto the Federal Land Bank of Spokane

10. 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 recorded on July 12, 2004 as Auditor's File No. 200407120188.

Statutory Warranty Deed  
LPB 10-05

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