

When recorded return to:

Craig M. Pollock and Millicent M. Pollock
3805 Deskin Court
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20251194
Apr 23 2025
Amount Paid \$13424.60
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

32650 State Route 20, Ste. E 202
Oak Harbor, WA 98277

Title No.: 620058292

Escrow No.: 245470376

STATUTORY WARRANTY DEED

THE GRANTOR(S) John Eric Martin and Danielle J. Martin, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable
consideration
in hand paid, conveys and warrants to Craig M. Pollock and Millicent M. Pollock, a married couple

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.)

LT 4, CITY OF ANACORTES SPL NO. SPL-2015-0006, REC NO.
201707060062 IN SE, 25-35-1E; W.M.

Tax Parcel Number(s): P133760 / 350125-0-074-0001

Subject to:

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

The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands
Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or
designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term
commercial significance in Skagit County. A variety of Natural Resource Land commercial activities
occur or may occur in the area that may not be compatible with non-resource uses and may be
inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from
spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally
generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource
management operations as a priority use on designated Natural Resource Lands, and area residents
should be prepared to accept such incompatibilities, inconveniences or discomfort from normal,
necessary Natural Resource Land operations when performed in compliance with Best Management
Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including
extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are
adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

STATUTORY WARRANTY DEED
(continued)

Dated: 4-18-25

D. Martin
Danielle J. Martin

State of Washington
County of Pierce

This record was acknowledged before me on 18 Apr 25 by Danielle J. Martin.

Tashawn Gibson
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 7 Aug 2026

TASHAWN GIBSON
Notary Public
State of Washington
Commission # 22023060
My Comm. Expires Aug 7, 2026

STATUTORY WARRANTY DEED
(continued)

Dated: 4/21/2025

[Signature]
John Eric Martin

State of California
County of San Diego

This record was acknowledged before me on 4/21/2025 by John Eric Martin.

[Signature]
(Signature of notary public)
Notary Public in and for the State of California
My commission expires: 12/23/2026

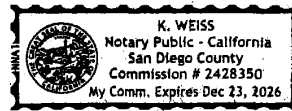


EXHIBIT "A"
Legal Description

LOT 4, CITY OF ANACORTES SHORT PLAT NO. SPL-2015-0006, APPROVED JUNE 27, 2017 AND RECORDED JULY 6, 2017, UNDER AUDITOR'S FILE NO. 201707060062, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: The City of Anacortes, a municipal corporation of the State of Washington
Purpose: Pipe line, pole line for telephone or power lines, and all right during construction work thereon and right of ingress and egress over and across the said property for the purposes of maintaining, operation and repairing or doing any other work in connection with its pipe line or pipe line thereon.

Recording Date: February 10, 1925
Recording No.: 182249
Affects: As constructed

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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: 200506150088

3. City of Anacortes Ordinance No. 1140 and the terms and conditions thereof:

Recording Date: September 14, 1954
Recording No.: 506534

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Ernest L. Haakenson
Purpose: Access Easement
Recording Date: April 27, 2000
Recording No.: 200004270085
Affects: A portion of said premises

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Ernie Haakenson and Linda Haakenson, husband and wife
Purpose: Residential ingress and egress and utilities
Recording Date: February 6, 2015
Recording No.: 201502060053
Affects: Southerly portion of said property

Relinquishment of Recorded Easement rerecorded under Recording No. 201506110055.

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc., a Washington corporation
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.
Recording Date: March 6, 2017
Recording No.: 201703060161

7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 City of Anacortes Short Plat No. SPL-2015-0006:

Recording No: 201707060062

EXHIBIT "B"
Exceptions

8. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: November 28, 2017
Recording No.: 201711280098

9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

10. Assessments, if any, levied by Anacortes.

11. City, county or local improvement district assessments, if any.