

**When recorded return to:**

Guadalupe Mendez and Victor Abel Martinez, Jr  
31701 Edwin Lane  
Lyman, WA 98263

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20254091

Dec 19 2025

Amount Paid \$8085.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:

CHICAGO TITLE  
COMPANY OF WASHINGTON425 Commercial St  
Mount Vernon, WA 98273CHICAGO TITLE  
620060821

Escrow No.: 620060821

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Tara Rusling as Personal Representative of The Estate of Jeremiah J. Oshiro, deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Victor Abel Martinez, Jr and Guadalupe Mendez and, 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 2, CITY OF LYMAN SP 2012-7, REC 201210260135 BEING A PTN OF 17-35-6E,

Tax Parcel Number(s): P131301 / 350617-0-180-0106 W.M.

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 12/17/2025

The Estate of Jeremiah J. Oshiro, deceased

BY: Tara Rusling  
Tara Rusling  
Personal Representative

State of WASHINGTON  
County of King

This record was acknowledged before me by means of communication technology

on 12/17/2025 by Tara Rusling.

L B YUEN  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION # 210977  
COMMISSION EXPIRES 11/09/2027

*Yuen*  
Notary Public  
My commission expires: 11/09/2027

Notarized remotely online using communication technology via Proof.

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P131301 / 350617-0-180-0106**

LOT 2 OF CITY OF LYMAN SHORT PLAT 2012-7, APPROVED ON OCTOBER 17, 2012 AND AS RECORDED ON OCTOBER 26, 2012, UNDER AUDITOR'S FILE NO. 201210260135, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH AN ACCESS EASEMENT OVER TRACT A OF CITY OF LYMAN SHORT PLAT NO. 2012-7, APPROVED ON OCTOBER 17, 2012 AND AS RECORDED ON OCTOBER 26, 2012, UNDER AUDITOR'S FILE NO. 201210260135, RECORDS OF SKAGIT COUNTY, WASHINGTON; ALSO SHOWN AS EDWIN LANE ON SAID SHORT PLAT.

TOGETHER WITH A UTILITY EASEMENT OVER LOT 1 OF CITY OF LYMAN SHORT PLAT 2012-7, APPROVED ON OCTOBER 17, 2012 AND AS RECORDED ON OCTOBER 26, 2012, UNDER AUDITOR'S FILE NO. 201210260135., RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1;  
THENCE NORTH ALONG THE WEST LINE 1,20 FEET;  
THENCE EAST PARALLEL WITH THE SOUTH LINE OF LOT 1,10 FEET;  
THENCE SOUTH PARALLEL WITH THE WEST LINE OF LOT 1,10 FEET;  
THENCE WEST ALONG THE SOUTH LINE OF LOT 1,20 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. 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: 200009060024

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: 200912300005

3. 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 Lyman Short Plat 2012-7:

Recording No: 201210260135

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

Granted to: The Town of Lyman, Puget Sound Energy, Verizon Millennium Digital Media, Wave Broadband, and Frontier Communications and their respective successors and assigns

Purpose: A non-exclusive easement in which to construct, operate, maintain, repair, replace and enlarge underground pipes, conduits, cables wires and all necessary or convenient underground or ground mounted appurtenances for water, electricity, gas, telephone service, television cable service and other utility services over, under, across and through the following described tract

Recording Date: December 12, 2013

Recording No.: 201312120034

Affects: A portion of said premises

**EXHIBIT "B"**

Exceptions  
(continued)

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

Granted to: Town of Lyman and Puget Sound Energy, Inc., et al  
Purpose: Utilities  
Recording Date: December 16, 2013  
Recording No.: 201312160080  
Affects: Tract A

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: December 16, 2013  
Recording No.: 201312160098  
Affects: A portion of said premises

7. Road Maintenance Agreement and the terms and conditions thereof:

Recording Date: September 6, 2016  
Recording No.: 201609060137

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

9. Assessments, if any, levied by Lyman.

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

11. 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.

**EXHIBIT "B"**

Exceptions  
(continued)

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."